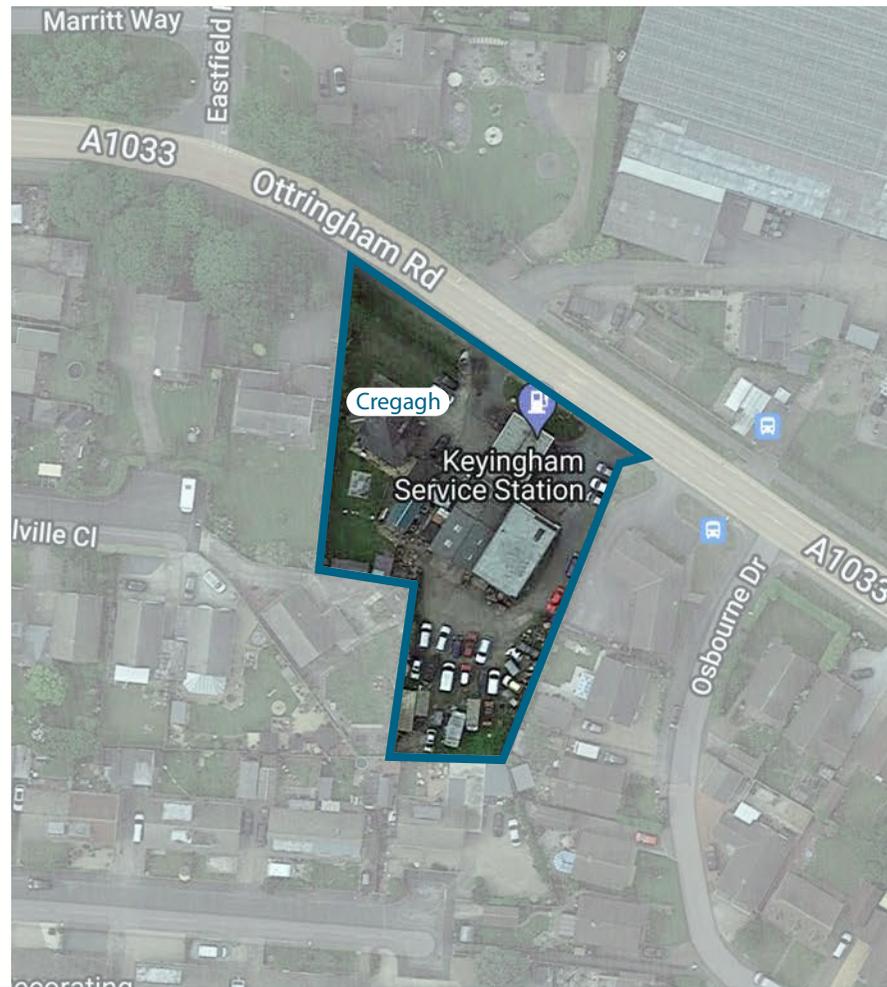


# Cregagh House & Keyingham Service Station

Ottringham Road, Keyingham, HU12 9RX

**Scotts**  
01482 325634  
[www.scotts-property.co.uk](http://www.scotts-property.co.uk)



Unique freehold opportunity - Former Service Station & adjacent 3-bedroom detached house & gardens

Provides a combined site area of c.0.65 acres (0.25 hectares) with the workshop/garage at 239.5 sq m (2,579 sq ft) and house 159.1 sqm (1,713 sq ft)

Located c.12 miles east of Hull, fronting the A1033

Ideal for owner occupier or scope for full or part re-development subject to consents

**GUIDE PRICE £550,000**

## LOCATION/DESCRIPTION

The subject property is situated in Keyingham, located approximately 12 miles east of Hull, fronting Ottringham Road (A1033) which is the main road connecting Hull to Withernsea and the wider Holderness area. The immediate area is largely residential with some local amenities (shops, pub) and other commercial operators including horticultural nurseries.

The property comprises two elements which are contained within the curtilage of the site. The residential element is known as 'Cregagh House' which is a detached three-bedroom house. The property provides a dining room, living room, conservatory and kitchen to ground level as well as bathroom and bedrooms to the first floor. There is a garage/stores to the side with front, side and rear facing garden areas.

The service station/commercial element of the site incorporates the main workshops, a canopy covered forecourt and rear storage land. The commercial accommodation comprises the main workshop with a full width high door facing Ottringham Road; the rear workshop with two service bays, the office, WC and front shop/reception. The building has both flat and pitched roofs with concrete floors. The highest bay extends to 4.6 m (15 ft). The yard to the rear is a mix of concrete and largely unmade/'stoned' ground.

## ACCOMMODATION

3-bedroom House	159.1 sq m	(1,713 sq ft)
Garage	239.5 sq m	(2,579 sq ft)
<b>Total</b>	<b>398.6 sq m</b>	<b>(4,290 sq ft)</b>

## RATEABLE VALUE

The premises are listed within the Rating List as 'Vehicle Repair Workshop and Premises' with a RV of £8,200 under Local Authority Ref:KEY036006002N (2026 Rating List). Under current legislation, an eligible occupier may benefit from small business rates relief subject to occupier status. The house is in council tax band 'E'. East Riding of Yorkshire Council Ref: KEY039004000.

## DISPOSAL TERMS

The property is available For Sale at a guide price of £550,000 for the whole. There may be the option to purchase the residential and commercial elements separately.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302.

