

Commercial Development in

Rolston Road, Hornsea, East Riding of Yorkshire, HU18 1UR

£570,000 Starting Bid

Tenure

Freehold

Driveway parking

Property features

- Exceptional Detached Property With Annex
- Offering Significant Residential, Commercial and Development Potential (STPP)
- Private Access
- Grounds Approaching 1 Acre
- 5 Bedroom House with 2 Bedroom Detached Bungalow

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply

A rare and highly versatile detached property set within a private plot approaching one acre, offering exceptional residential, commercial and development potential (subject to the necessary consents).

Originally constructed in the 1970s in the style of a substantial 1930s detached residence, the principal building has operated predominantly as commercial premises throughout its life. However, the property retains the proportions, character and presence of an impressive five-bedroom family home, with attractive period-inspired architecture, extensive oak panelling and a wealth of original features.

The accommodation is complemented by a detached two-bedroom bungalow situated within the grounds, currently subject to commercial use, providing excellent ancillary accommodation, staff facilities or potential annex accommodation.

The property benefits from a private driveway serving both buildings, together with additional access directly from Potters Way, enhancing both convenience and future development opportunities.

Occupying a generous plot of just under one acre, the site presents significant potential for a variety of future uses. Opportunities may include conversion back to a substantial private residence with self-contained annex accommodation, continued commercial use, alternative business ventures, or the creation of an additional building plot, all subject to obtaining the relevant planning permissions and consents.

A truly unique opportunity to acquire a landmark property with flexibility, character and considerable scope for future enhancement.

EPC: Awaited

Council Tax: Business Rates

Tenure: Freehold

Main House -

Entrance Hall - Features original panelling.

Cloakroom (Wc) - W.C with steps leading down, Wash hand basin and a rear window.

Lounge - 9.1 x 5.75 (29'10" x 18'10") - Windows facing the front, side and rear of the property with the side one being a bay window. And a featured brick fireplace.

Breakfast Room - 4.52 x 3.64 (14'9" x 11'11") - Windows to the side and rear, Fireplace and radiator.

Dining Room - 5.30 x 4.85 (17'4" x 15'10") - Large front bay window with brick fireplace featuring.

Kitchen - 3.67 x 3.52 (12'0" x 11'6") - One side facing window and two facing the rear, Door to the side of the property, Fitted wall and base units, Work surfaces and single drainer, stainless bowl sink.

Utility - 2.45 x 1.49 (8'0" x 4'10") - Includes a window facing the side of the property.

First Floor Landing - Large cupboard with a window facing to the rear and panelling.

Bedroom 1 - 5.19 x 4.56 (17'0" x 14'11") - Two windows facing the front of the property, a side window and a fireplace.

Bedroom 2 - 4.41 x 4.08 (14'5" x 13'4") - Front facing window and radiator

Bedroom 3 - 4.57 x 3.6 (14'11" x 11'9") - Windows to the side and rear

Bedroom 4 - 3.64 x 3.64 (11'11" x 11'11") - Windows facing the side and rear and a built in cupboard.

Bedroom 5 - 3.65 x 2.12 (11'11" x 6'11") - Windows facing to the front and side and a cupboard.

Bathroom - 2.96 x 2.48 (9'8" x 8'1") - Side facing window, W.C, Pedestal hand wash basin and a bath.

Bungalow - Outbuilding -

Entrance Hall - Entrance door.

First Reception Room - 3.54 x 5.79 (11'7" x 18'11") - Windows to front and side, carpet.

Utility/ W.C - 2.42 x 2.28 (7'11" x 7'5") - Window to front, separate W.C, vinyl flooring.

Kitchen - 2.34 x 3.48 (7'8" x 11'5") - Window to side, wall and base units, stainless steel double drainer and bowl sink, vinyl flooring.

Inner Hall - Double doors to side and storage cupboard.

Storage Room - 2.02 x 2.16 (6'7" x 7'1") - Shelving and wood flooring.

Second Reception Room - 3.95 x 5.22 (12'11" x 17'1") - Windows to side and carpet.

Back Office - 6.01 x 3.97 (19'8" x 13'0") - Windows to side and rear, carpet.

Price: Starting Bid £570,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Driveway

Description

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Location

Located on the southern side of Hornsea, Rolston Road (HU18) is an established residential area known for its coastal lifestyle. It offers excellent proximity to the town centre, local beaches, and Hornsea Mere, while providing convenient road links for commuting to Beverley and Hull.

Tenure

Title number
HS120694 + YEA92603 - Freehold

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Rolston Road, Hornsea, East Riding of Yorkshire, HU18 1UR

Contact your local branch today for more information on this property:

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