

Commercial Development in

Welholme Road, Grimsby, Lincolnshire, DN32 0DR

£306,000 Starting Bid

Tenure

Freehold

Driveway parking

Property features

- Striking and extensive period property in a prominent corner
- Retains original features including sash windows and fireplaces
- kitchen and further kitchen on the top floor
- Off-street parking, block-paved patio and lawned gardens

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

This striking and extensive period residence occupies a prominent corner position overlooking the picturesque People's Park, offering an impressive and highly versatile opportunity for a range of future uses. Formerly operated as a children's care facility, the property still retains a wealth of charming original features including sash windows, fireplaces, decorative woodwork and generous bay frontages. Its scale, layout and character all lend themselves perfectly to sympathetic conversion.

Internally, the accommodation is arranged over several floors and provides a substantial footprint throughout. The ground floor offers multiple well-proportioned reception rooms, several bedrooms, wash rooms, WC facilities, access to the lift, and a kitchen. The first floor continues with an extensive range of bedrooms, ensuite bath and shower rooms, additional living spaces and storage areas, providing excellent flexibility for alternative layouts. The second floor provides further generous bedroom accommodation together with a communal bathroom and an additional self-contained kitchen, making the upper level suitable for a variety of residential or supported-living uses.

Given its size, elegance and commanding position, the property is ripe for conversion back into a substantial family home, or alternatively into self-contained flats, an HMO, or continued commercial use (subject to the necessary planning consents). Few properties of this scale and character come to the market, and this represents a rare opportunity for developers, investors or owner-occupiers to shape this striking building to their own requirements.

EPC Rating: D

Entrance Porch

Single-glazed timber-framed entrance door, period-feature tiled floor, and single-glazed timber-framed inner door to hallway.

Hallway

First floor access and storage cupboard underneath.

Living Room

5.79m x 4.27m

With single-glazed timber-framed sash bay window and single-glazed timber-framed sash window. Chimney recess with tiled hearth and wooden surround. Radiator.

Living Room (2)

5.49m x 3.96m

With a timber-framed single-glazed sash bay window and single-glazed timber-framed sash window. Radiator.

Living Room 3

4.27m x 5.49m

Off Living Room 2. With two uPVC double-glazed windows and uPVC double-glazed patio doors.

Inner Hall

With access to lift.

W.C

Low-flush WC, grab rail and wash hand basin on pedestal. Radiator. Commercial vinyl flooring.

Kitchen

4.27m x 4.57m

With a range of grey wall and base units incorporating a stainless steel hand basin with mixer tap and sink/drainer. Space for range cooker with extractor over. Radiator. Commercial vinyl flooring.

Bedroom 1

4.88m x 2.74m

Timber-framed double-glazed window and radiator.

En-Suite Bathroom

Bath with mixer tap and shower attachment, low-flush WC, basin on pedestal with mixer tap. Radiator. Vinyl flooring. Part PVC cladding to walls.

Wash Room

2.44m x 2.44m

With porcelain basin, commercial vinyl flooring and plumbing for washing machine.

Bedroom 2

3.35m x 3.35m

Timber-framed double-glazed window and radiator.

En-Suite Shower Room

Glass shower cubicle with mixer shower, low-flush WC, wash hand basin. Radiator. Commercial vinyl flooring. Extractor fan.

Bedroom 3

3.35m x 3.96m

Timber-framed double-glazed window and radiator.

En-Suite Shower Room

Glass shower cubicle with mixer shower, low-flush WC, wash hand basin. Radiator. Vinyl flooring. Extractor fan.

Bedroom 4

3.96m x 2.44m

Timber-framed double-glazed window and radiator.

En-Suite Shower Room

Glass shower cubicle with mixer shower, low-flush WC, wash hand basin with mixer tap. Timber-framed double-glazed window. Radiator. Commercial vinyl flooring. Extractor fan. Part PVC cladding to walls.

Staff Shower Room

Glass shower cubicle with mixer shower, low-flush WC and wash hand basin. Commercial vinyl flooring. Radiator. Extractor fan. Part-tiled walls.

Office

With radiator and roof light.

Basement

2.74m x 2.74m

Locker Room

1.22m x 10.3m

With commercial vinyl flooring.

Landing

With timber-framed single-glazed sash window.

Bedroom 3

3.66m x 2.74m

Bedroom – 3.71m max into bay x 2.97m max.

Single-glazed timber-framed bay window. Tiled fireplace with decorative surround.

Bedroom 5

5.79m x 4.27m

Timber-framed single-glazed sash bay window. Radiator. Boarded-up fireplace with decorative surround.

En-Suite Shower Room

Glass shower cubicle with mixer shower, low-flush WC, wash hand basin. Radiator. Commercial vinyl flooring. Extractor fan. Tiled walls to shower area.

Landing

Single-glazed timber-framed sash window and radiator. Stairs to second-floor accommodation.

Bedroom 6

6.1m x 3.96m

With four timber-framed single-glazed sash windows. Boarded-up fireplace with wooden surround.

En-Suite Bathroom

Bath, low-flush WC and wash hand basin on pedestal. Radiator. Vinyl flooring. Single-glazed timber-framed window. Extractor fan.

Bedroom 7

5.18m x 4.57m

Single-glazed timber-framed bay window and radiator.

En-Suite Shower Room

Glass shower cubicle with mixer shower, low-flush WC and wash hand basin. Single-glazed timber-framed sash window. Commercial vinyl flooring. Tiled shower area. Extractor fan.

Bedroom 8

4.57m x 4.88m

Two single-glazed timber-framed sash windows and two radiators. Cast-iron fireplace.

Bedroom 9

3.96m x 4.57m

Single-glazed sash window and radiator.

Communal Bathroom

Bath, low-flush WC and wash hand basin on pedestal. Commercial vinyl flooring. Part-tiled walls. Extractor fan.

Kitchen

4.27m x 4.27m

With a range of wall and base units incorporating an electric oven and four-ring hob with extractor over. Plumbing for washing machine. Single-glazed sash window. Cast-iron fireplace.

Landing & Inner Hall

With lift access.

Outside

Side access via Abbey Park Road. Tarmac parking leading to a block-paved patio area, flowing around to the front yard which is mainly laid to grass with mature shrubbery.

Material Information

We understand that certain areas of the building have been identified as containing potential Asbestos-Containing Materials (ACMs). The most recent asbestos survey has highlighted these materials as possibly containing asbestos and recommends that they be left in situ and managed appropriately. All interested parties are advised to make their own enquiries regarding the presence of asbestos and any associated risks, including seeking specialist advice where necessary.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Please Note - The property has suffered from slight Water ingress.

Council Tax Band G

This information was obtained on the 2nd December 2025and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.

Price: Starting Bid £306,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Driveway

Description

This striking and extensive period residence occupies a prominent corner position overlooking the picturesque People's Park, offering an impressive and highly versatile opportunity for a range of future uses. Formerly operated as a children's care facility.

Location

Attractive outlook directly over People's Park.

EPC

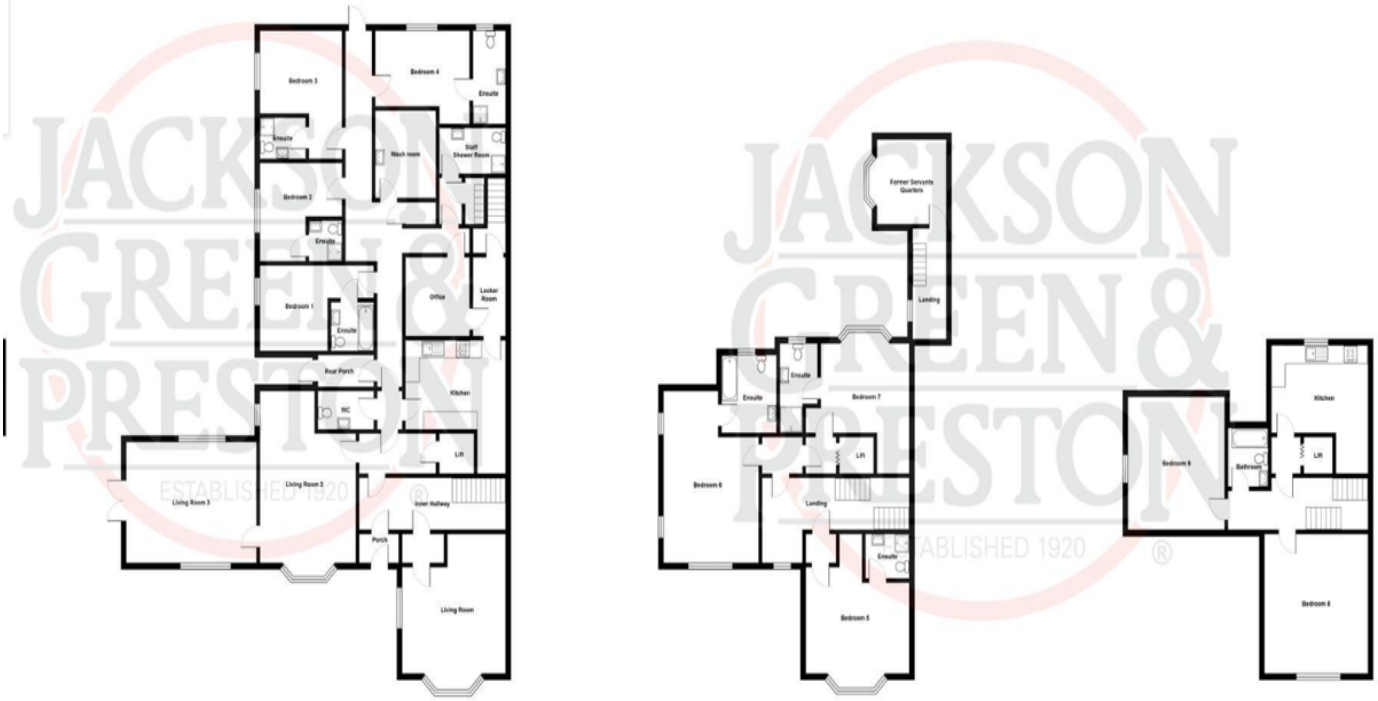
Rating D.

Tenure

Title number
HS36697 - 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.



Welholme Road, Grimsby, Lincolnshire, DN32 0DR

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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