

114 - 116 Lambert Street,
Hull, HU5 2SG

ALL ENQUIRIES

Development Site

0.43 acres (0.17 Ha)

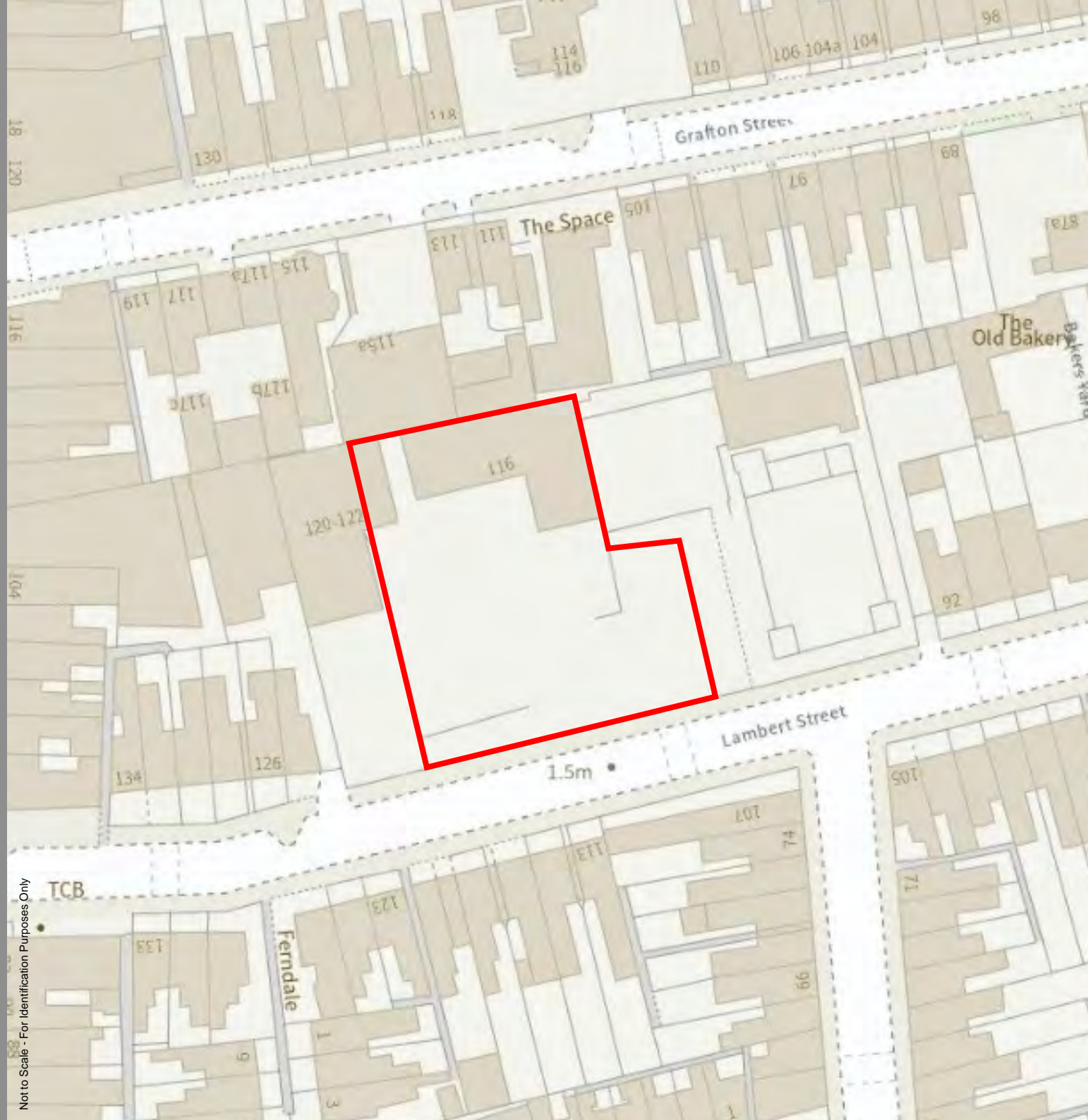
Previously used as a haulage
and timber yard

Immediate area is
mostly residential

Located next to Newland Avenue,
a popular shopping area close to
the University

Guide Price £500,000
(May Let)

Scotts
01482 325634



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LOCATION

The site is located to the north side of Lambert Street close to the junction with Newland Avenue. Newland Avenue is a popular district shopping area close to Hull University campus. The subject area is located approximately 1 mile to the north west of Hull City Centre.

DESCRIPTION/ACCOMMODATION

The site area is approximately 0.43 acres (0.17 Ha).

The site was formerly used in part as a haulage and timber yard with the remaining area being a service repair garage. The site is irregularly shaped and level however a range of brick and steel portal frame industrial buildings remain to parts of the site

RATEABLE VALUE

The property is described as 'Land used for storage and premises' with a Rateable Value of £14,250 (2026 Rating List).

TERMS

The freehold of the site is offered For Sale by Private Treaty at a Guide Price of £500,000. A letting of the property may be considered, contact Scotts for further details.

PLANNING

Planning consent for the construction of 28 flats and 5 townhouses with on site parking was previously approved (now lapsed) on a larger site than is being offered. The plans were prepared by Piercy Design - Application number: 08/01288/OUT

ENERGY PERFORMANCE RATING: Not Applicable

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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