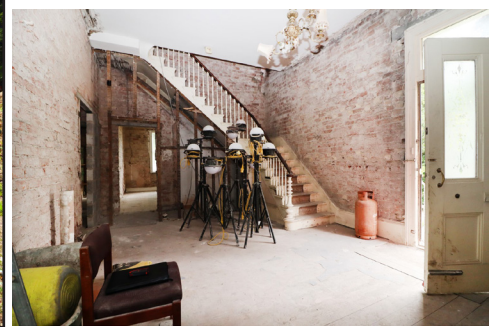


Residential



2 Southfield, Hesse, HU13 0EX

***GUIDE PRICE: £625,000 (plus fees)**



Description

This substantial semi-detached Victorian house stands on a large plot of approx. 0.7 acre and offers tremendous potential having recently received planning consent for conversion to five high-quality apartments. The size of the plot does, in the agent's opinion, also offer further upside if planning approval could be obtained to facilitate a plot for a single dwelling on the northern part of the garden.

Work to strip out the property internally ready for conversion work to commence, has already been completed so a purchaser now has a blank canvas with which to work.

Location

set in the beautiful tree-lined and highly sought-after residential area of Southfield. It forms part of Hesse's conservation area and comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. This established setting lies within walking distance of the bustling centre of Hesse where a superb range of shops and amenities are to be found all of which make Southfield a truly desirable place to live. Situated approximately five miles to the west of Hull city center, on the banks of the River Humber, Hesse benefits from excellent road and rail links with its own railway station less than 100 feet from the subject property, regular bus service, and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humber Airside Airport.

Accommodation

The accommodation is spread over three floors plus the basement. Please see the included plans for details of the existing and proposed accommodation.

Outside

The setting and size of the grounds are of particular appeal being extremely well established and larger than they at first seem. The planning consent approved includes the provision for the current access drive to be moved and widened to facilitate cars to be able to enter and exit at the same time.

Planning Consent

Full planning consent was approved under application number Application No: 22/03370/PLF on 26th January 2023 for Change of use from dwelling to 5 apartments; erection of ground, first and second-floor extension to rear following removal of existing stores; terrace with glass balustrade to first floor at rear; extension to basement; installation of glass balustrade to courtyard and installation of dormer window to rear.

A copy of the notice of decision will be available in the legal pack and is available for download from the Hull city council planning department public access website using the application number in the search.

Viewing

Strictly by appointment through Auction House Hull & East Yorkshire on 0845 400 9900.

Tenure

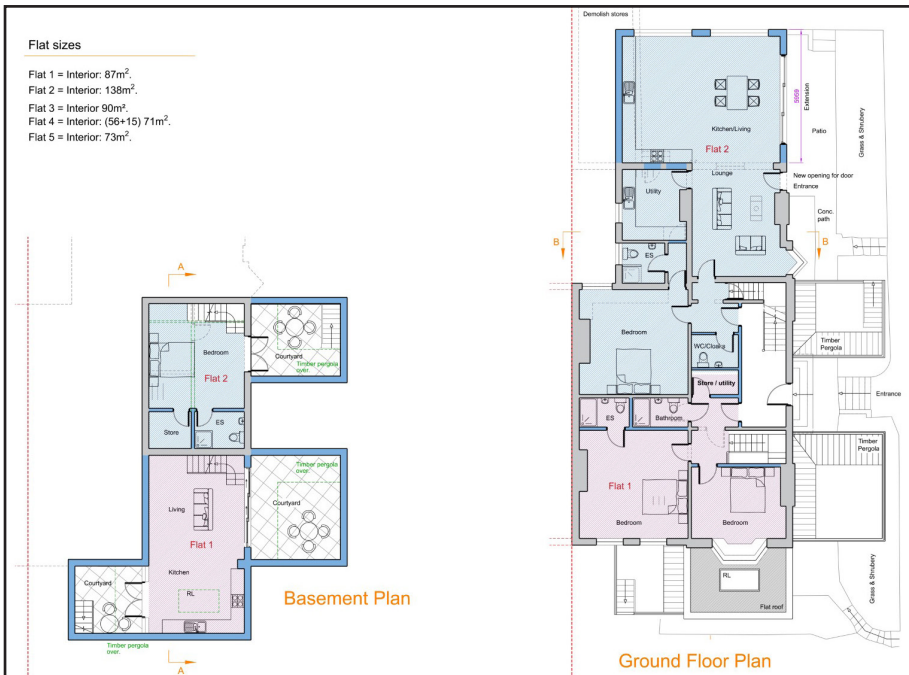
Freehold. Vacant possession on completion.

Services

All mains services are believed to be connected but have not been tested.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in.



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Additional Fees

The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.