



Offers In The Region Of £425,000

Capital House Main Street, Lelley, Hull, East Yorkshire, HU12 8SN



CAPITAL HOUSE MAIN STREET, LELLEY, HULL, EAST YORKSHIRE, HU12 8SN

- Modern Two Story Office Conversion
- Permission for Change of Use to Residential
- 5 Beds, 3 baths, Living/Kitchen/Diner
- Gross Internal Area c.206 m² (2,200 ft²)
- Total Site Area c.3.73 Acres (1.51 Hectares)
- Paddock & Stable Block
- Popular Village Location
- Potential Longer Term Development
- Excellent Opportunity

Introduction

An opportunity to purchase a brick and tile uPVC double glazed former office block, with Permitted Development Consent has been granted for change of use to a dwelling house to provide a 5 bed, 3 bath detached residential dwelling as detailed below and as shown on the floor plans included. The building itself occupies a good sized plot and set back from the carriageway and additionally includes a stable block and paddocks, the whole extending to c. 3.73 Acres and lying immediately adjacent to the built up fringe of this popular Holderness village.

Location

The property forms part of the Holderness village of Lelley which is situated approximately 7 miles north-east of Hull city centre and 3 miles north of the market town of Hedon. The Capital House is approached over a right of way shared with a neighbouring residential property and is set back from Main Street, there being a separate gated access to the adjoining paddock leading from Newfield Lane. Lelley principally comprises dwellings of an individual character built along Humbleton Road and includes the well regarded Staggs Head public house/restaurant.



Accommodation

Capital House is of brick and tile construction and is fully uPVC double glazed, the accommodation is arranged over two floors, to the ground floor this presently principally is open plan with the upper floor divided by stoothing walling, allowing for ease of alteration. Details of the proposed layout are shown on the architects drawings included, but include;

Ground Floor -

Reception Hall - 6.46m (21'2) max x 5.51m (18')
Kitchen/Dining Room/ Lounge - 9.55m (31'4) max x 6.46m (21'2)
Shower/ WC/ Cloaks - 4.49m (14'8) x 2.49m (8'2)
Study/ Bedroom 5 - 3.69m (12'1) x 4.13m (13'7)

First Floor -

Master Bedroom - 4.81m (15'8) x 4.22m (13'9)
En - Suite - 3.69m (12'1) x 1.65m (5'5)
Bedroom 2 - 5.96m (19'7) x 2.90m (9'6)
Bedroom 3 - 4.49m (14'9) x 3.75m (12'3)
Bedroom 4 - 5.59m (18'4) x 2.94m (9'8)
Bathroom - 3.06 (10') x 2.10m (6'10)

External

The extent of the property is identified on the extract plan, Capital House is approached over a right of way serving the neighbouring residential property known as Lelley



Garth, to the frontage of Capital house there is a gravelled drive culminating in a good size parking area and large lawn garden, with smaller lawn garden to the rear. Adjacent there is a timber stable block, the paddock and pond which out of the total 3.70 acres account for 3.29 acres thereabouts, being to the southern side of Capital House with a separate gated access from Newfield Lane.

Services

The main services of water and electric are connected. Space heating to the office accommodation are provided by 'Aeroflow' Electric radiators, there also being electric and water to the stable block.

Energy Performance Certificate (EPC)

The property has an Energy performance Asset Rating in Band E (reading 118), the Recommendation Report is available from the sole agents.

Planning

Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O, consent has been granted for change of use from offices to a residential dwelling in accordance with the terms and details submitted and conditions under Application No: 20/03325/ORNOT. The copy consent and approved plans are available upon request, certain of the plans are shown within these sale particulars.

Current planning policy is governed by the East Riding Local Plan 2012 - 2029 Strategy Document which was adopted April 2016 and the Policies Map adopted July 2016. The village is regarded as Countryside in the Strategy Document, it does not have a development limit or allocation for development in the Allocations Document and Policies Map only that it indicates the property sits within the village Conservation Area. Whilst the village has not been included in the local authorities settlement network review, the property lies immediately adjacent to the built up settlement and consequently it is felt that longer term, the potential for future expansion of the village for residential development over this property cannot be ignored.

Tenure

We are given to understand the tenure is Freehold with vacant possession granted upon completion.

Rateable Value/Council Tax/VAT

There does not appear to be any current entry listing for Capital House on the GOV.UK website. Upon conversion, the property will need to be assessed for a Council Tax banding. The position in relation to the VAT status of the building is in the process of being established and will be qualified with the buyer and their legal advisors prior to any sale progressing.

Fixtures & Fittings

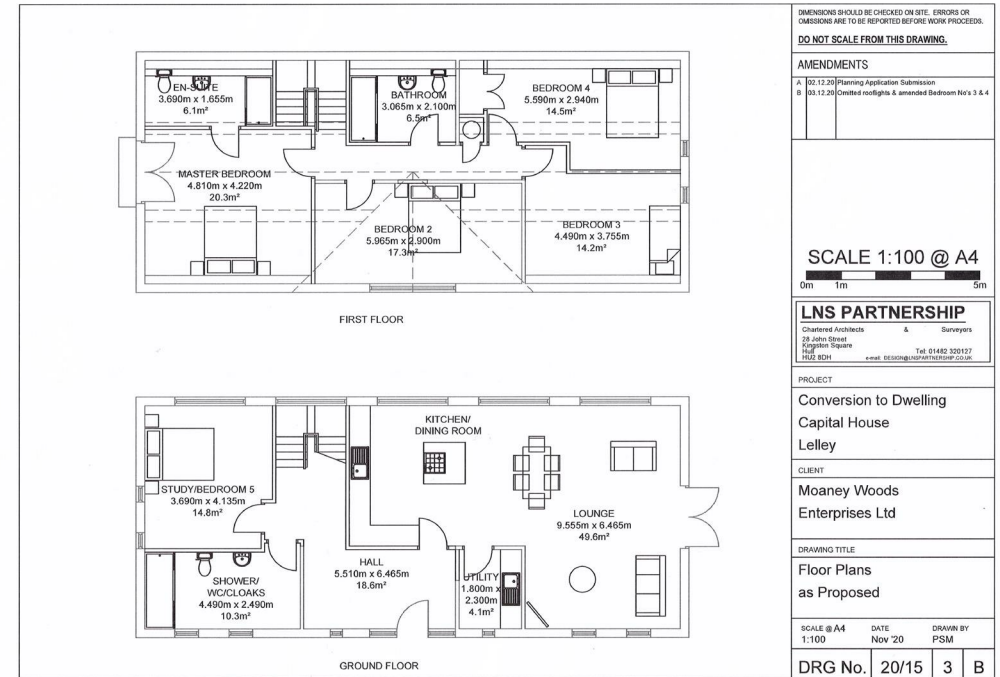
Only those fixtures and fittings specifically detailed within the sales particulars are available as part of the property.

Plan

Plans included as part of these sales particulars are for identification purposes only.

Viewings & Further Information

Viewing is strictly by appointment with the sole agent on 01482 375212 (Ref - MJB)





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only; photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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