

# Lot 9

By Order of the Prestige Group

## Former Anchor Inn, Southcoates Lane, Hull HU9 3TR GUIDE PRICE: £675,000



Crown copyright. Reproduced from Ordnance Survey  
Mapping with permission from HMSO

Not to scale. For identification purposes only

### CLEARED DEVELOPMENT SITE WITH PLANNING FOR 74 ROOM NURSING HOME

This interesting development opportunity occupies an area of approx 1.1285 acres (0.4567 hectares) and was previously a site for a public house. We understand that the site has been cleared and is ready to build. The site has planning granted for a three storey care home consisting of a 62 bedroom nursing home and 12 bedroom young physically disabled unit with associated parking and landscaping. We are given to understand that an application is currently being considered to increase the total number of rooms to 80. The scheme is subject to a section 106 agreement and the site is being sold with the benefit of vacant possession. Details of planning and drawings are available for inspection at the offices of the Auctioneers and it should be noted that VAT is applicable to the purchase of this lot.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Hull City Council: 01482 300 300

#### VENDORS SOLICITORS

Gareth Jones  
Crutes Solicitors  
Crutes House  
University Boulevard  
Teesdale Park  
Stockton-on-Tees TS17 6EN  
01642 623417

#### VIEWING TIMES

Open site for inspection at any time – please be courteous to neighbours

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN