



Station Road, Brough, HU15 1EA  
£125,000



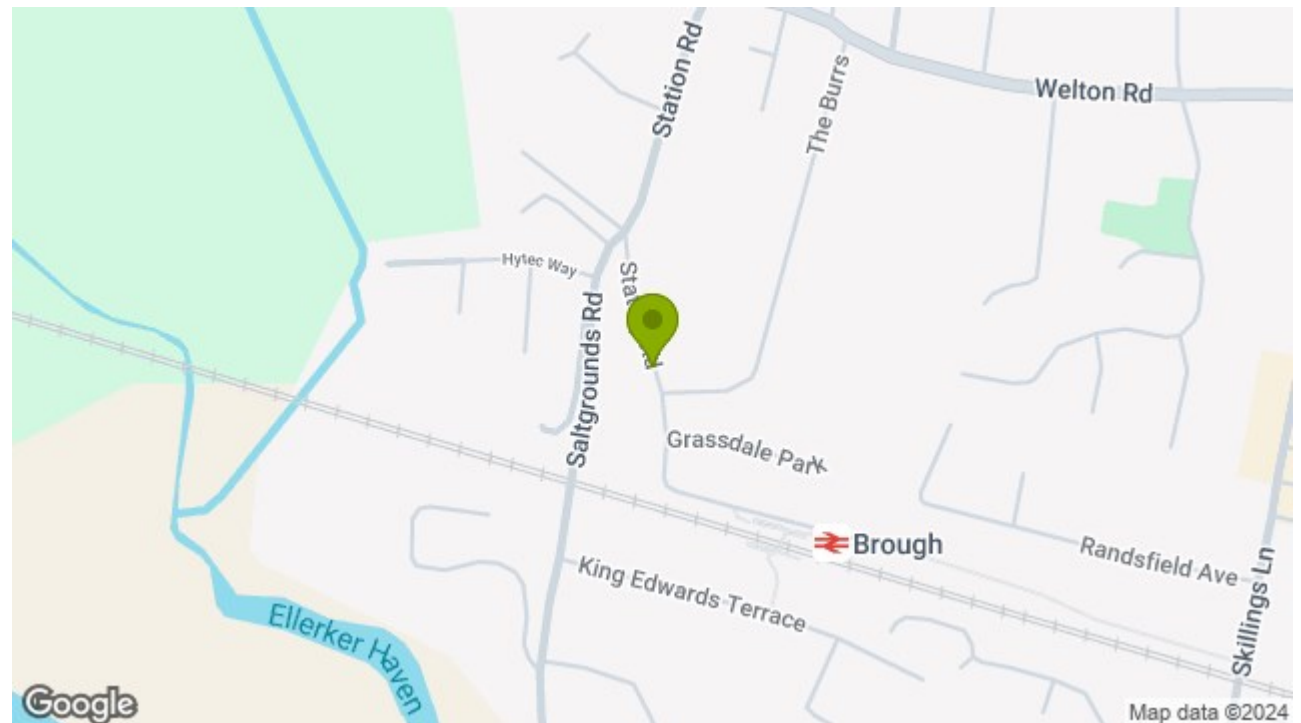
# Station Road, Brough, HU15 1EA

## Key Features

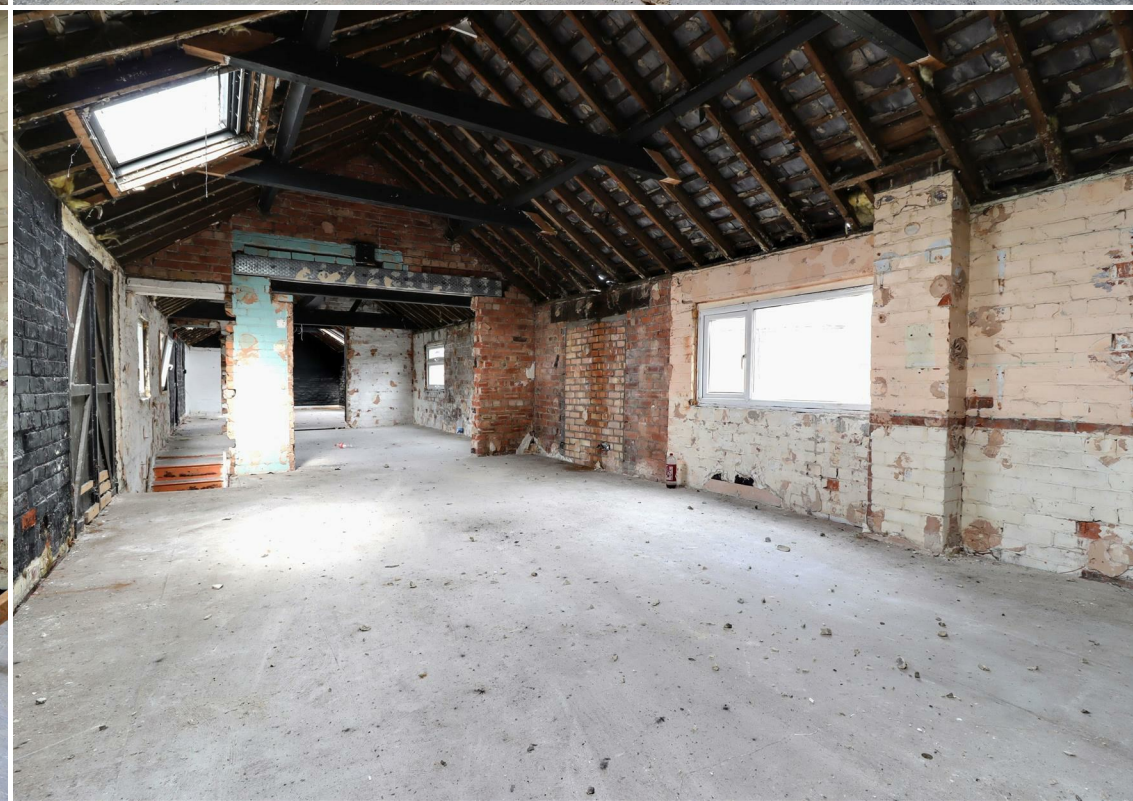
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- Prime Development Opportunity
- Full Planning Permission For 2 Properties
- Former Fitness Studio
- Car Parking
- Unique Open Plan Living
- Secluded Position
- Planning Ref: 21/03553/PLF
- EPC - D

PLANNING PERMISSION FOR 2 SEMI-DETACHED PROPERTIES - This prime development opportunity presents an enticing prospect for investors looking to acquire a former fitness studio with the added advantage of full planning permission for conversion into two residential dwellings. The property, already stripped back to its core, is primed for immediate commencement of development. Upon completion, the transformed units will offer an exceptional living experience with open-plan living kitchens on the first floor, while the ground floor will house two bedrooms, a versatile study, and a bathroom. Furthermore, the development includes valuable parking facilities and a small garden area.









## LOCATION

Brough is located in the East Riding of Yorkshire, which is a county in the north eastern part of England. It lies approximately 12 miles (19 kilometers) west of Hull, one of the major cities in the region. The town is situated on the northern bank of the Humber Estuary, providing it with scenic views of the water. Brough has a range of amenities including retail and shopping, restaurants and dining, healthcare facilities, local schooling, recreation, leisure and transport.

## ACCOMMODATION

The property is currently split over two floors and measures approximately 2100sq ft.

## SERVICES

We understand water, electricity and drainage are connected to the property.

## BUSINESS RATES

We understand the current rateable value for the property equates to £8900 p/a. Interested parties are advised to check with the local authority on the current business rates/council tax.

## VAT

We understand the sale is not subject to VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

We understand the property holds a commercial EPC rating of D.

## TENURE

We understand that the property is Freehold.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior

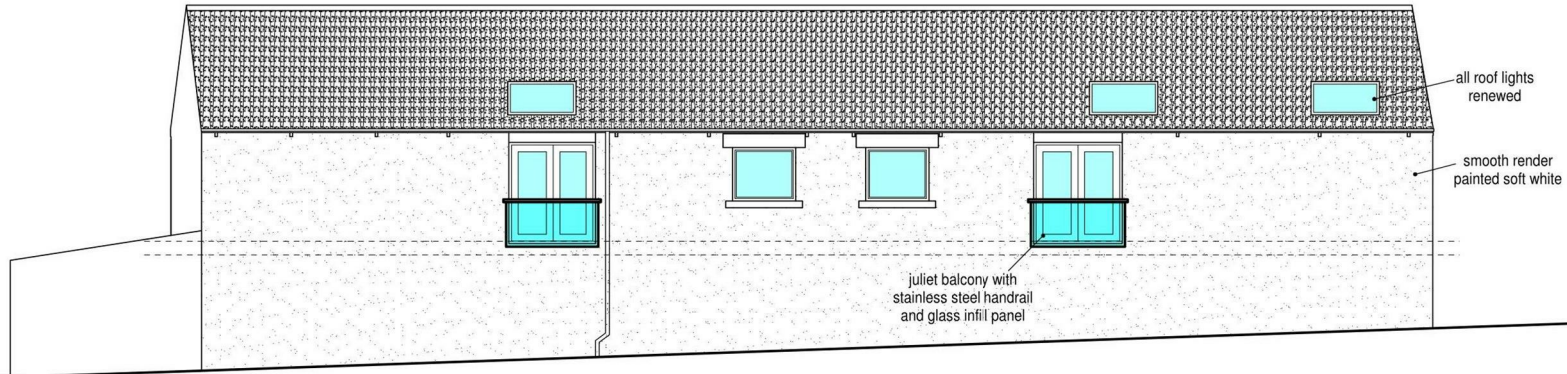
to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

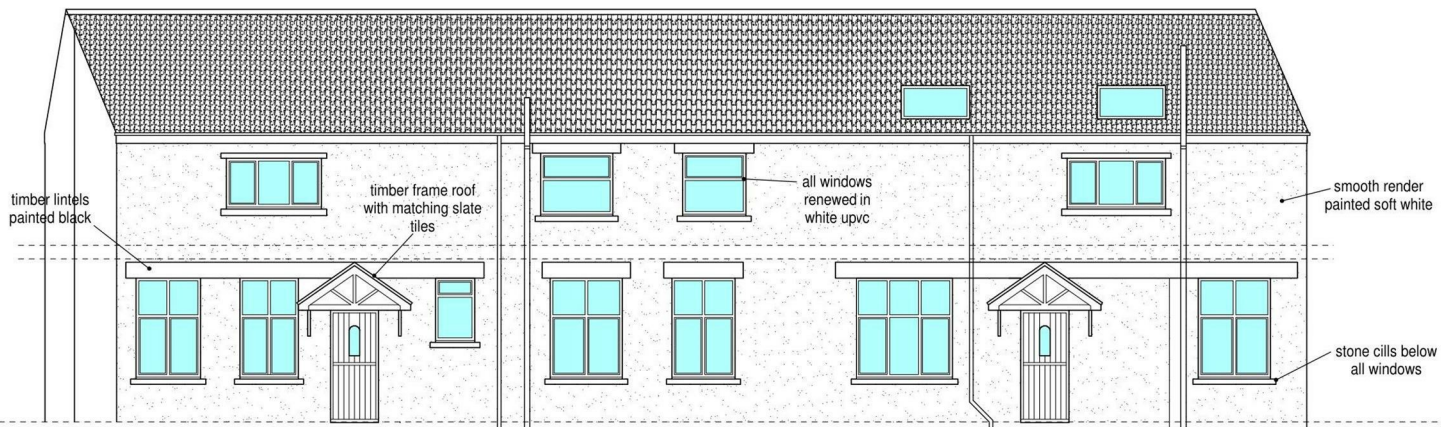








**PROPOSED WEST ELEVATION**



**PROPOSED EAST ELEVATION**

DRAWN BY Kevin Howe E-MAIL [kevinhowe@rocketmail.com](mailto:kevinhowe@rocketmail.com) TEL : 07854 606097 facebook.com/kevinhowedesignservices

ALL MEASUREMENTS TO BE CHECKED ON SITE - DO NOT SCALE FROM THIS DRAWING  
DRAWN TO SCALE @ A3 SIZE

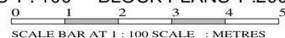
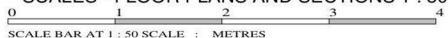
CHANGE OF USE OF EXISTING GYM INTO TWO RESIDENTIAL  
PROPERTIES - 42A STATION ROAD BROUGH HU15 1EA

DRAWING NO  
**22/53/04**  
REV -

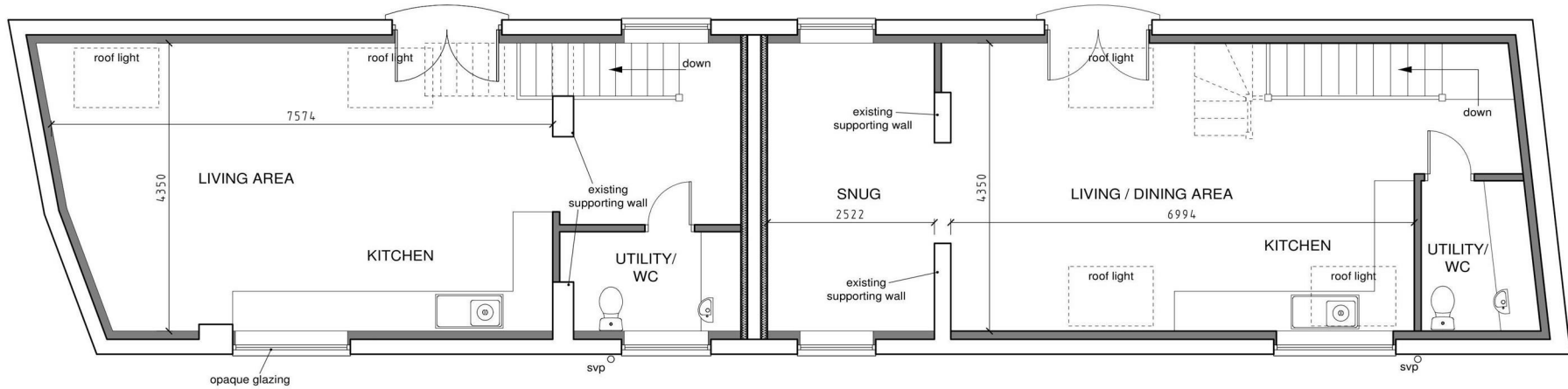
SCALES - FLOOR PLANS AND SECTIONS 1 : 50 @ A3 SIZE ELEVATIONS 1 : 100 BLOCK PLANS 1 : 200

PROPOSED WEST AND EAST ELEVATIONS

SEPTEMBER 2022







**PROPOSED FIRST FLOOR PLAN**



**PROPOSED GROUND FLOOR PLAN**

DRAWN BY Kevin Howe E-MAIL <a href="mailto:kevinhowe@rocketmail.com">kevinhowe@rocketmail.com</a> TEL : 07854 606097 facebook.com/kevinhowedesignservices					
DRAWING SCALES	FLOOR PLANS	1 : 50	ALL MEASUREMENTS TO BE CHECKED ON SITE DO NOT SCALE FROM THIS DRAWING	CHANGE OF USE OF EXISTING GYM INTO TWO RESIDENTIAL PROPERTIES - 42A STATION ROAD BROUGH HU15 1EA	DRAWING NO
	ELEVATIONS	1 : 100			22/53/03
	SECTIONS	1 : 50	DRAWN TO SCALE @ A2 SIZE	PROPOSED FLOOR PLANS	REV -
	BLOCK PLANS	1 : 200			SEPTEMBER 2022



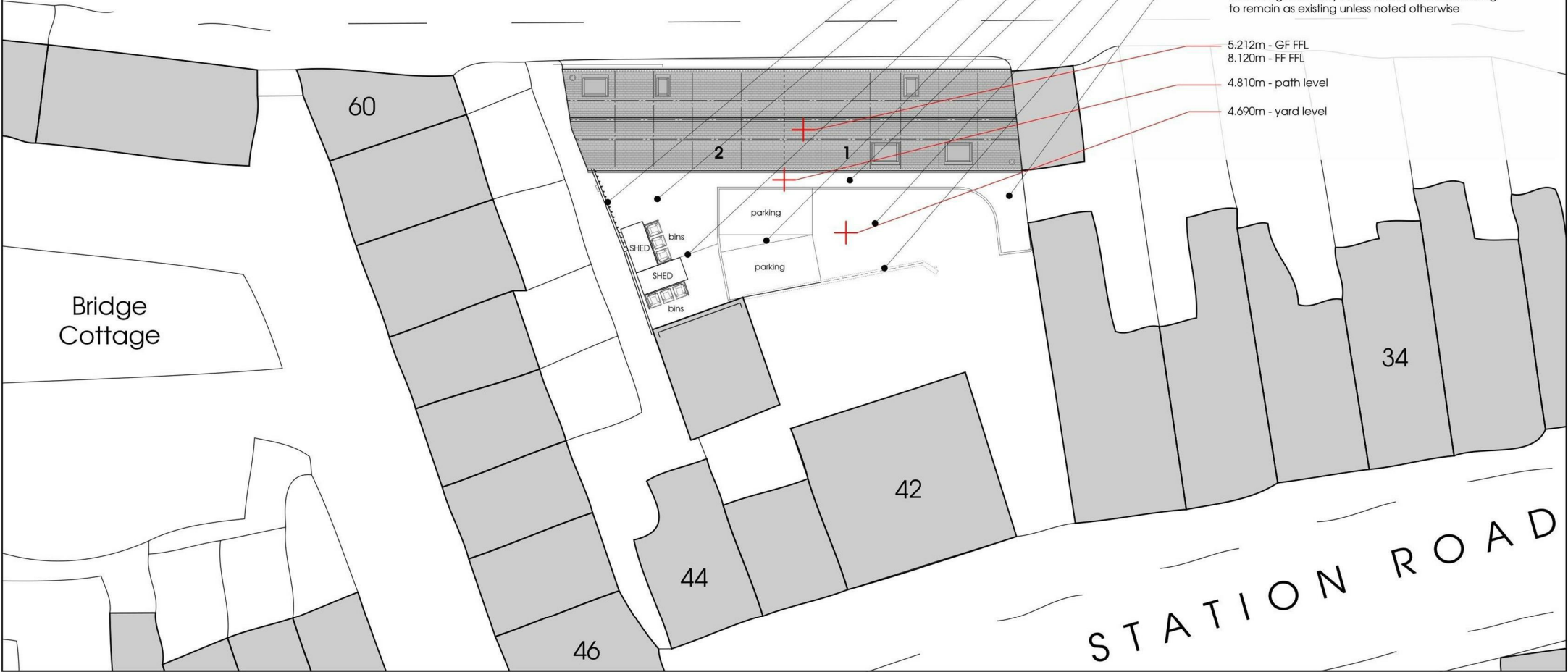


# SALT GROUNDS ROAD

- 1.800m high trellis panel with planting
- amenity space for dwelling 2
- bins area and secure storage shed for each dwelling
- 2No. parking spaces (1 per dwelling)
- Marshalls Brindle brick setts to paths/hardstanding areas
- resurfaced tarmac road and parking spaces
- brick wall to be removed
- amenity space for dwelling 1

NOTE:  
all existing boundary treatments and hardstanding to remain as existing unless noted otherwise

- 5.212m - GF FFL
- 8.120m - FF FFL
- 4.810m - path level
- 4.690m - yard level



CLIENT	[REDACTED]
PROJECT DESCRIPTION	proposed conversion

ADDRESS	42B Station Road Brough HU15 1EA
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SCALE BARS	
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DRAWING NUMBER	L458/04
DRAWING DESCRIPTION	proposed site plan

REVISION	~ (DL: 05/16)
SCALE	1:200 (@ A3)

ADDRESS:  
30 WEST END ROAD  
COTTINGHAM  
EAST YORKSHIRE  
HU16 5PN

Tel/Fax:  
(01482) 845272



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Tel: 01482 668663 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

Estate & Letting Agents