



- 5 Bedroom House with 2 Bedroom Detached Bungalow

- Grounds Approaching 1 Acre

- Offering Significant Residential, Commercial and Development Potential (STPP)

- Exceptional Detached Property With Annex

- Private Access

- Auction Terms

Rolston Road, Hornsea, HU18 1UR

£570,000

5 BEDROOMS

2 BATHROOMS

3 RECEPTION ROOMS

House - Detached

PROPERTY SUMMARY



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price - £570,000

A rare and highly versatile detached property set within a private plot approaching one acre, offering exceptional residential, commercial and development potential (subject to the necessary consents).

Originally constructed in the 1970s in the style of a substantial 1930s detached residence, the principal building has operated predominantly as commercial premises throughout its life. However, the property retains the proportions, character and presence of an impressive five-bedroom family home, with attractive period-inspired architecture, extensive oak panelling and a wealth of original features.

The accommodation is complemented by a detached two-bedroom bungalow situated within the grounds, currently subject to commercial use, providing excellent ancillary accommodation, staff facilities or potential annex accommodation.

The property benefits from a private driveway serving both buildings, together with additional access directly from Potters Way, enhancing both convenience and future development opportunities.

Occupying a generous plot of just under one acre, the site presents significant potential for a variety of future uses. Opportunities may include conversion back to a substantial private residence with self-contained annex accommodation, continued commercial use, alternative business ventures, or the creation of an additional building plot, all subject to obtaining the relevant planning permissions and consents.

A truly unique opportunity to acquire a landmark property with flexibility, character and considerable scope for future enhancement.

EPC: D

Council Tax: Business Rates

Tenure: Freehold

MAIN HOUSE

Entrance Hall
Features original panelling.

Cloakroom (WC)
W.C with steps leading down, Wash hand basin and a rear window.

Lounge
29'10" x 18'10"
Windows facing the front, side and rear of the property with the side one being a bay window. And a featured brick fireplace.

Breakfast Room
14'9" x 11'11"
Windows to the side and rear, Fireplace and radiator.

Dining Room
17'4" x 15'10"
Large front bay window with brick fireplace featuring.

Kitchen
12'0" x 11'6"
One side facing window and two facing the rear, Door to the side of the property, Fitted wall and base units, Work surfaces and single drainer, stainless bowl sink.

Utility
8'0" x 4'10"
Includes a window facing the side of the property.

First Floor Landing
Large cupboard with a window facing to the rear and panelling.

Bedroom 1
17'0" x 14'11"
Two windows facing the front of the property, a side window and a fireplace.

Bedroom 2
14'5" x 13'4"
Front facing window and radiator

Bedroom 3
14'11" x 11'0"
Windows to the side and rear

Bedroom 4
11'11" x 11'11"
Windows facing the side and rear and a built in cupboard.

Bedroom 5
11'11" x 6'11"
Windows facing to the front and side and a cupboard.

Bathroom
9'8" x 8'1"
Side facing window, W.C, Pedestal hand wash basin and a bath.

Detached Garage

BUNGALOW - OUTBUILDING

Entrance Hall
Entrance door.

First Reception Room
11'7" x 18'11"
Windows to front and side, carpet.

Utility/ W.C
7'11" x 7'5"
Window to front, separate W.C, vinyl flooring.

Kitchen
7'8" x 11'5"
Window to side, wall and base units, stainless steel double drainer and bowl sink, vinyl flooring.

Inner Hall
Double doors to side and storage cupboard.

Storage Room
6'7" x 7'1"
Shelving and wood flooring.

Second Reception Room
12'11" x 17'1"
Windows to side and carpet.

Back Office
19'8" x 13'0"
Windows to side and rear, carpet.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

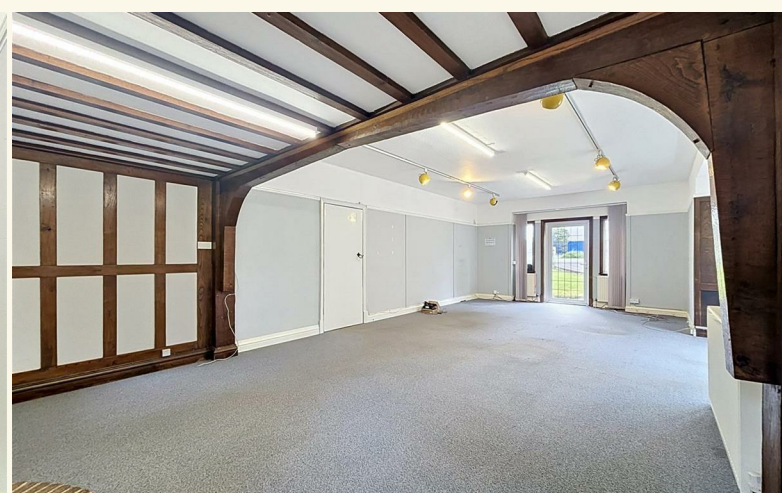
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

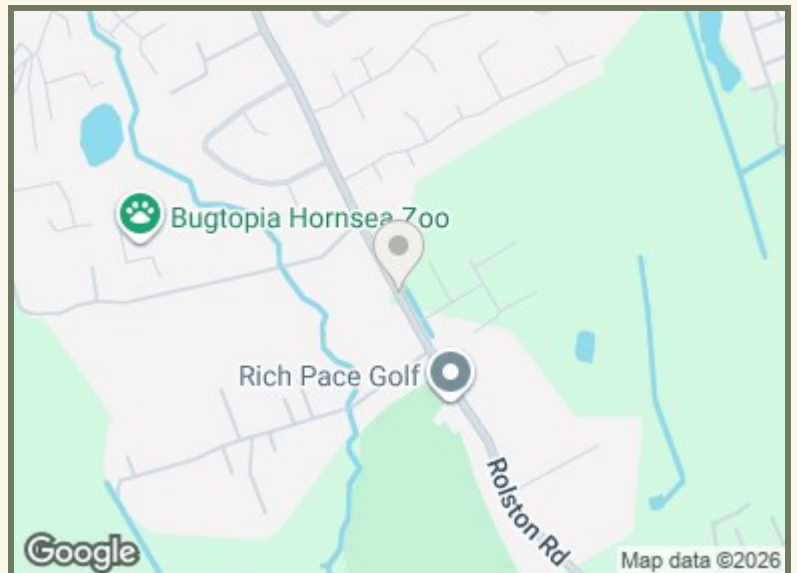
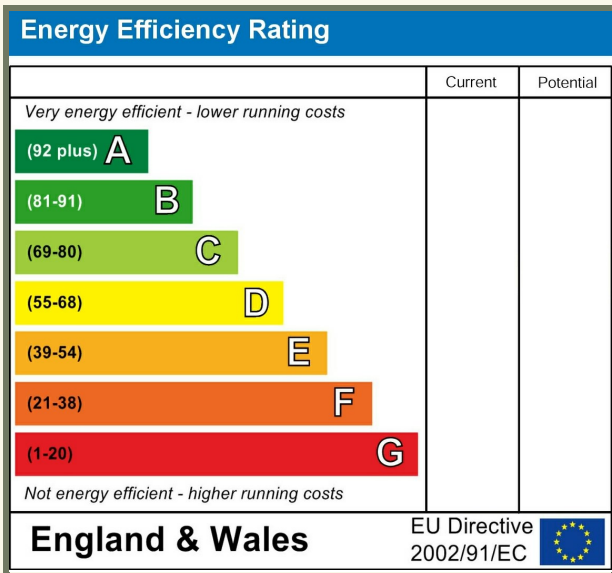
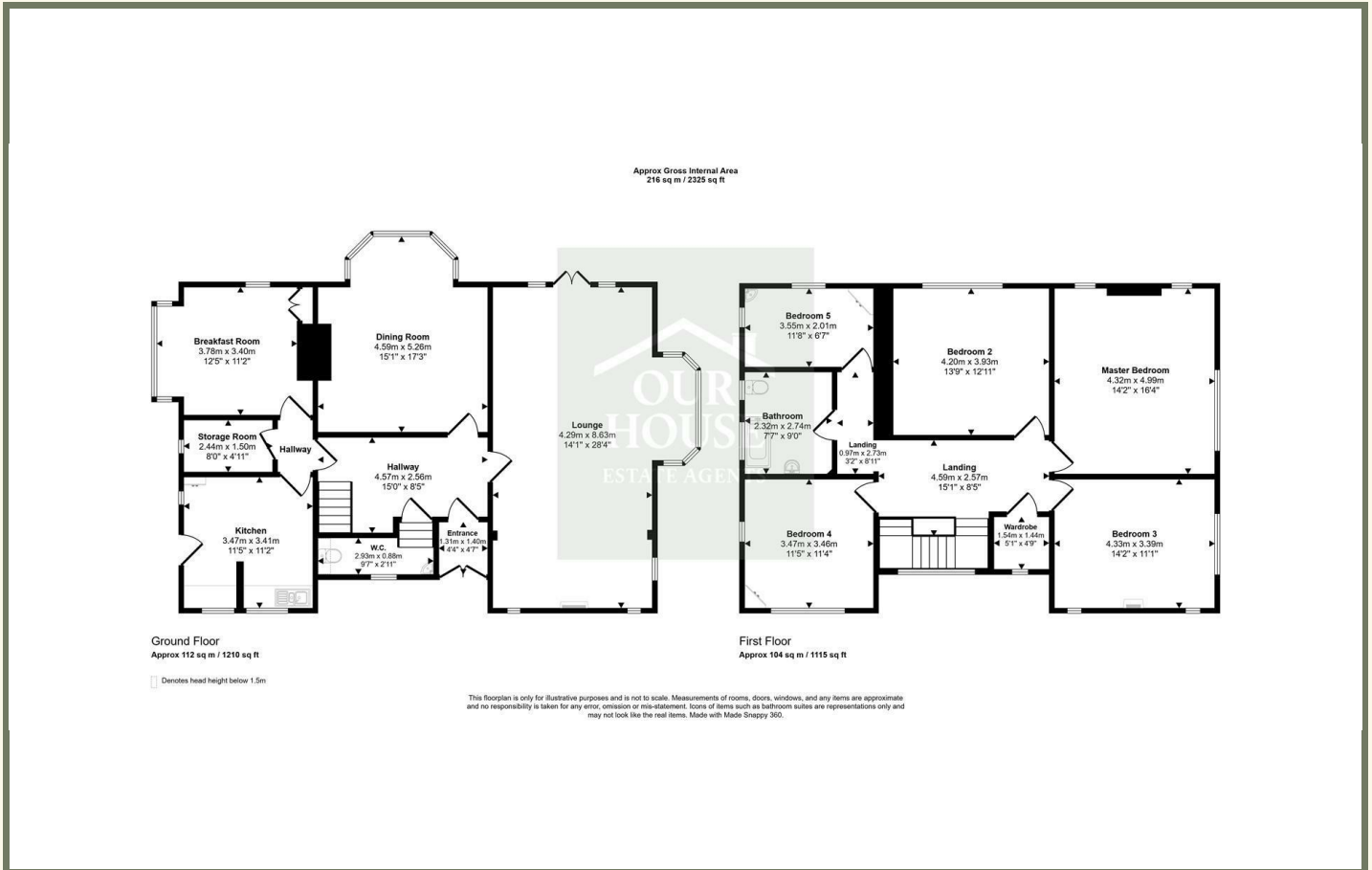
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







Floorplan, EPC and location



Council Tax Band - Exempt

Tenure - Freehold

An Exceptional Investment, Development & Lifestyle Opportunity in the Heart of Hornsea

A rare opportunity to acquire a substantial and versatile property portfolio offering outstanding investment, development and lifestyle potential in the sought-after coastal town of Hornsea.

The principal building is an impressive property currently utilised as office accommodation, presenting an exciting opportunity for continued commercial use or, subject to the necessary planning consents, conversion back into a magnificent family residence or the creation of luxury apartments.

Complementing the main building is a detached bungalow offering further scope for enhancement, refurbishment or redevelopment. Together, the two properties present an ideal opportunity for multi-generational living, allowing extended family members to enjoy independent accommodation while remaining close by. Alternatively, the bungalow could provide guest accommodation, rental income or a home office, depending on individual requirements.

Set within generous grounds, the site may also offer the potential for an additional building plot, subject to all necessary planning permissions and consents, further enhancing the property's exceptional future prospects.

Whether you're an investor, developer or owner-occupier seeking a project with significant upside, this unique package offers remarkable flexibility, multiple income possibilities, exciting development potential and long-term capital growth in one of East Yorkshire's increasingly desirable coastal locations.

ARRANGE A VIEWING



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