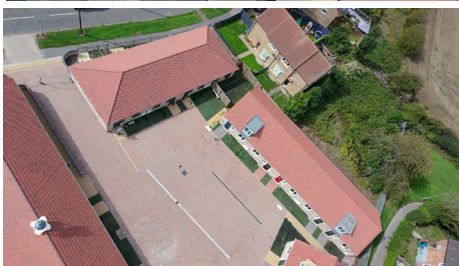


Specialist Care Facility & Business

11

15 Unit Supported Living Development, Wansbeck Road, Hull, East Yorkshire, HU8 9ST

***GUIDE PRICE: £1,400,000 – £1,600,000 (plus fees)**



DESCRIPTION

An unusual opportunity to acquire an entire development of 15 newly constructed, self-contained bungalows, originally granted planning permission as Class C3 residential dwellings and subsequently authorised for Class C2 use as accommodation for people with learning difficulties and complex needs.

The development provides substantial, purpose-built accommodation arranged around a central block-paved courtyard incorporating parking and circulation areas. Each bungalow offers modern, entirely single-storey accommodation extending to approximately 42.7 to 43.3 sq m (459 to 466 sq ft), depending upon its position within the development.

The properties are being offered together as one lot with vacant possession and may appeal to supported-living providers, specialist care operators, charities, registered providers, housing associations and investors seeking a completed specialist accommodation scheme.

The earlier Class C3 planning history may also be of interest to purchasers wishing to investigate alternative residential use, subject to obtaining all necessary planning and other regulatory approvals.

The sale is confined to the 15 bungalows and the associated land and infrastructure included within the sale boundary which is identified on the OS plan included in these particulars edged in Red.

Ivy House, the adjoining day-care accommodation, Harkins Care Homes Limited and all associated care operations and business assets are specifically excluded from the sale.

LOCATION

The development occupies an established residential position on Wansbeck Road, approximately three miles east of Hull city centre and close to Sutton Village.

The surrounding area provides a range of shops, services, public transport connections, healthcare facilities and community amenities. The property is accessible from the A1033 and the wider

Hull road network, placing it in a convenient position to serve Hull and the surrounding East Riding of Yorkshire.

THE DEVELOPMENT

The 15 bungalows are arranged in four principal rows around an extensive central block-paved courtyard providing vehicular circulation, parking and external amenity areas.

The external elevations are finished predominantly in brick beneath pitched tiled roofs. Certain units incorporate dormer features which are architectural features designed to break up the roofline and do not provide additional first-floor accommodation.

All the bungalows are single-storey and follow three closely related layouts according to their position within the scheme. Some individual layouts are handed.

Each bungalow generally comprises:

Living room

Separate fitted kitchen

Principal bedroom

Second bedroom

Level-access shower room

The fitted kitchens incorporate modern units, work surfaces, stainless steel sinks, integrated ovens and electric hobs. The shower rooms have been designed with level-access facilities, and the accommodation has been finished in a clean, contemporary and easily maintained style.

The floor plans included within these particulars are representative of three principal layouts. Purchasers should satisfy themselves as to the precise accommodation, orientation and measurements of each bungalow.

PLANNING HISTORY

Full planning permission was granted by Hull City Council under application reference 16/00603/FULL on 31 January 2018 for: "Erection of 15 single storey residential dwellings (terraced bungalows), with car park areas, vehicular access, associated landscaping, and biomass facility."

The bungalows were originally approved as Class C3 residential dwellings.

A subsequent application, reference 23/03251/RES, was granted on 1 October 2024. This varied the approved plans condition attached to the original permission and authorised a revised site and roof layout, including the retention of the existing building and use of the existing road access.

Condition 27 attached to the original permission was separately discharged under application reference 24/00206/CONDET on 15 April 2024.

Planning permission was subsequently granted under application reference 24/01164/FULL on 31 July 2025 for the use of all the properties as Class C2 residential institution accommodation for people with learning difficulties and complex needs. The council's description of that permission expressly records that the properties were originally approved as Class C3 dwellings.

The presently authorised use of the bungalows is therefore Class C2. The earlier C3 permission forms part of the planning history but should not be taken as confirmation that unrestricted C3 occupation is currently permitted.

Any purchaser wishing to return the properties to Class C3 residential use, dispose of the bungalows individually or introduce any other use should make their own enquiries of Hull City Council and obtain all necessary planning, legal, regulatory and building-control approvals.

PURCHASER OPPORTUNITIES

The development provides an incoming purchaser with a number of possible operational strategies, subject to the necessary consents and professional advice. These may include:

Operation as a specialist supported-living or care accommodation scheme

Partnership with an established care or support provider

Lease or nomination arrangements with a registered provider, charity or public-sector body

Investigation of a return to Class C3 residential use

Investigation of separate occupation or disposal of individual units

No representation or warranty is given that planning permission for any alternative use, individual disposal or revised occupational arrangement will be granted.

SERVICES

The development is understood to benefit from mains electricity, water and drainage.

Prospective purchasers must satisfy themselves as to the precise services connected to each bungalow, the heating arrangements, utility metering, capacity of the existing infrastructure and whether any services, accessways or facilities are presently shared with adjoining property.

VIEWING

Strictly by appointment through the auctioneers, although access to some areas may be restricted.

Prospective purchasers should allow sufficient time before the auction to inspect the properties, review the legal pack, examine the business information and obtain specialist legal, financial, regulatory, employment and planning advice.

IMPORTANT INFORMATION

Prospective purchasers should review the complete planning history, approved drawings, planning conditions, decision notices, Section 106 documentation, title information and auction legal pack before bidding.

In particular, purchasers should obtain their own professional advice concerning:

- The current Class C2 authorised use
- The effect of the former Class C3 permission
- Any proposed return to C3 residential use
- The possibility of separate occupation or disposal of individual bungalows
- Compliance with the conditions attached to the planning permissions
- The effect of any Section 106 agreement or planning obligation
- Access, services and rights shared with or passing through adjoining property
- Whether the development can be operated independently from the retained adjoining property
- Any registration, licensing or regulatory requirements associated with the purchaser's proposed use

The sale does not include Ivy House, the adjoining day-care accommodation, Harkins Care Homes Limited, any care business, goodwill, service-user arrangements, staff, contracts or other business assets.

All measurements and floor areas are approximate and are provided for guidance only.

TENURE:

The property is understood to be freehold. The precise extent of the property being sold will be defined by the title documentation and transfer plan contained within the auction legal pack.

Purchasers must satisfy themselves regarding the boundaries, access arrangements, service connections, rights, reservations, restrictions and any shared facilities affecting the property.

VACANT POSSESSION

The 15 bungalows are to be sold with vacant possession upon completion, unless otherwise stated within the auction legal pack.

SOLICITORS:

Paul Grimwood of Sandersons Solicitors, 17-19 Parliament Street, Kingston-upon-Hull HU1 2BH Tel: 01482 324662

ADDITIONAL FEES:

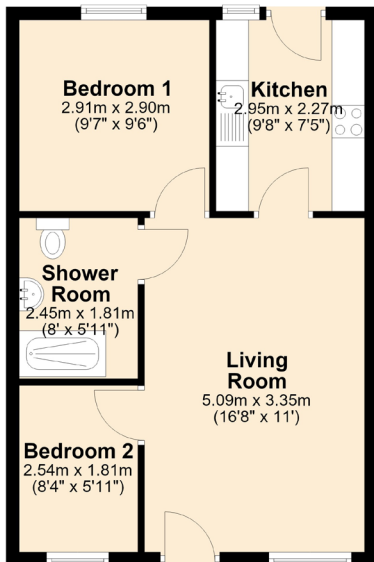
Administration Charge: The purchaser will be required to pay an administration charge of 0.3% including VAT of the purchase price and a buyer's premium of £1,800 including VAT (£1,500 + VAT), in addition to the purchase price.

DISBURSEMENTS:

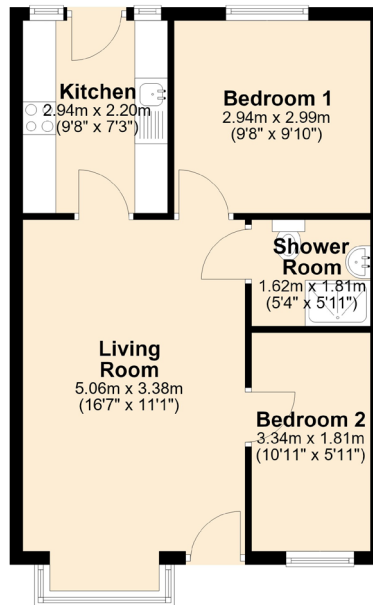
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



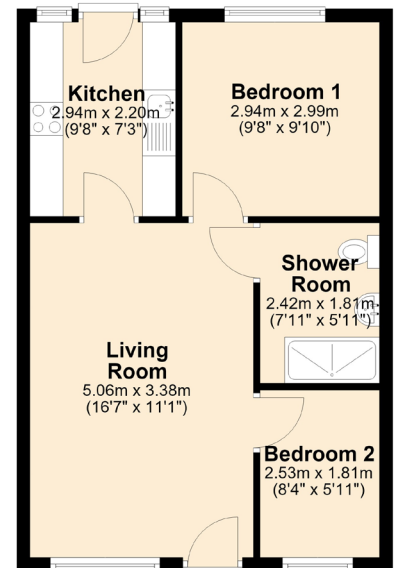
Layout 1 - Rear Row on the courtyard
Approx. 42.7 sq. metres (459.4 sq. feet)



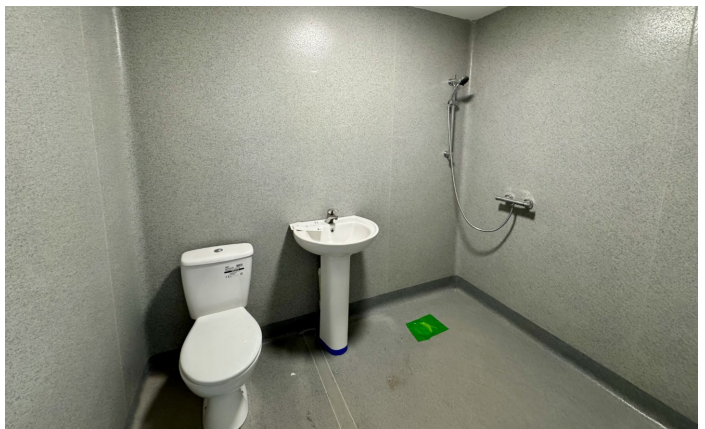
Layout 2 - Row Fronting Frome Road
Approx. 43.3 sq. metres (466.4 sq. feet)



Layout 3 - Row Fronting Wansbeck Road
Approx. 42.8 sq. metres (461.1 sq. feet)



SAMPLE BUNGALOW LAYOUTS



SAMPLE BUNGALOW IMAGES