

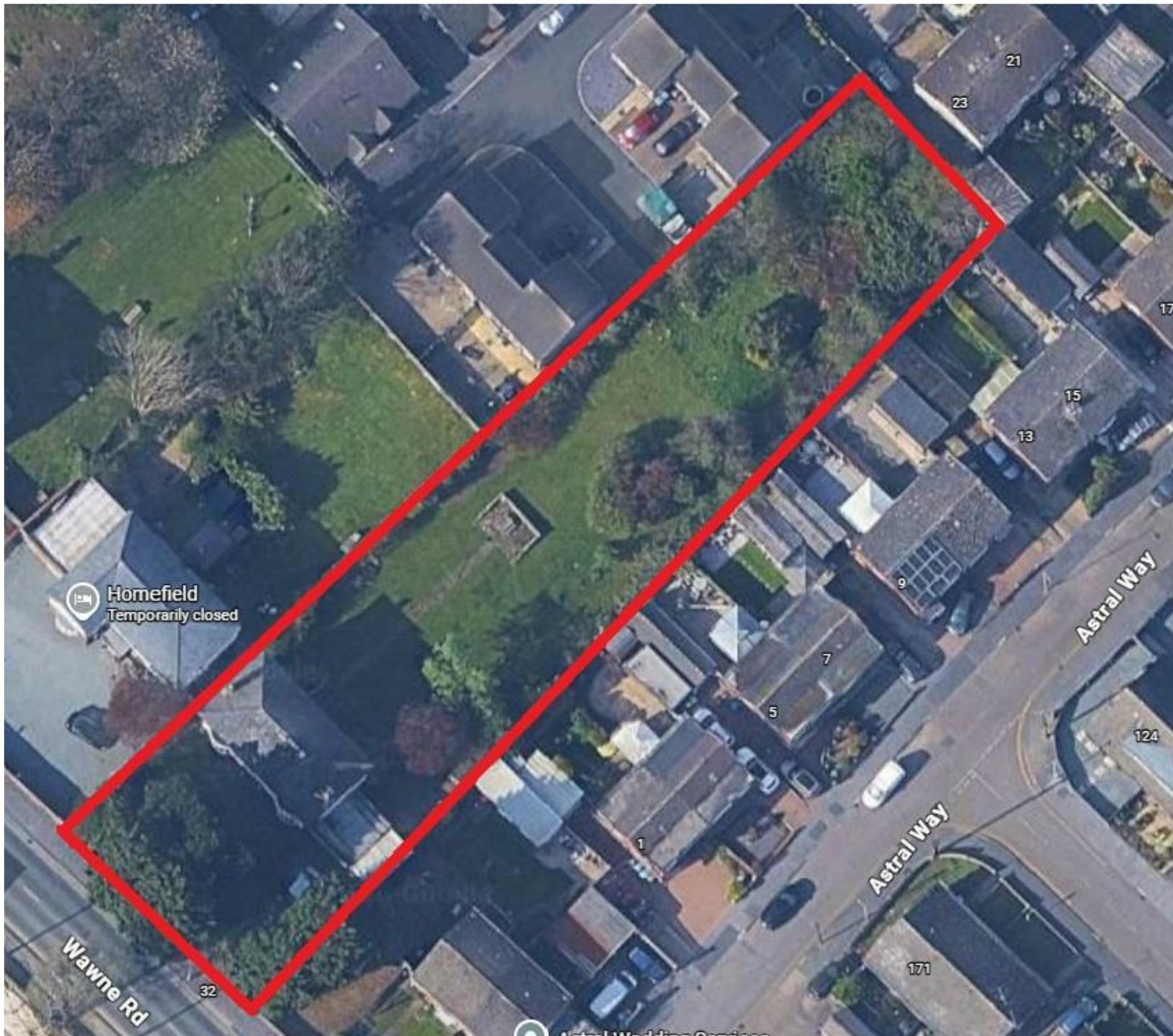
**staniford**  
grays



32 Wawne Road, Kingston Upon Hull, HU7 4YE

For Sale By Informal Tender £525,000





# 32 Wawne Road

Kingston Upon Hull, HU7 4YE

- EXCITING DEVELOPMENT OPPORTUNITY AND CONVERSION OF EXISTING RESIDENCE
- CHARACTER APPEAL
- FOR SALE VIA INFORMAL TENDER- CLOSING DATE - NOON- 30/04/2026
- SCOPE FOR ALTERNATE PERMISSION ON LAND AS A WHOLE
- OVER 0.50 ACRE PLOT
- PENDING PLANNING APPROVAL FOR 4 BUNGALOWS TO REAR
- EXPANSIVE GARDENS
- NO ONWARD CHAIN

DEVELOPMENT OPPORTUNITY. FOR SALE THROUGH INFORMAL TENDER- CLOSING DATE (NOON) THURSDAY THE 30TH OF APRIL-

Occupying an established 0.52 acre (approx.), Staniford Grays introduce Dunottar to the open market having not been presented to the market since 1971.

This existing family home offers a generous layout with full refurbishment and upgrade potential along with potential for the development of the plot in its entirety or indeed part.

Full tender information details available upon request.

The arrangement of ground floor living space comprises; Reception Hallway, Formal Lounge with Garden Room beyond, Sitting Room/Reception 2, Dining Kitchen, Rear Hallway, Utility Cupboard, and Shower Room. To the first floor level a generous landing provides access to Four Double Bedrooms and Family Bathroom.

To the exterior a generous entrance drive with ample parking provision provides access to a Double Garage. Established front and rear gardens exist with privacy provided to all perimeter boundaries.

Given the uniqueness of the development opportunity and plot size, Dunottar comes highly recommended for an internal viewing with the sole selling agent Staniford



For Sale By Informal Tender £525,000



## DEVELOPMENT OPPORTUNITY

### INFORMAL TENDER

The subject property is for sale by informal tender.

The closing date being 12 noon on THURSDAY THE 30TH OF APRIL. Any party wishing to make an offer should do so in a sealed envelope clearly marked 'Informal Tender' with the address, DUNOTTAR, WAWNE ROAD, written on the front of the envelope. All bids should be submitted for the attention of Ben Wright, Staniford Grays Estate Agents, 18 North Bar Within, Beverley, HU17 8AX. The offer should be clearly identifiable as to what the offer is and any condition under which the offer is made. The vendors will open the offers received with the sole selling agent and the successful party will be informed. The vendors reserve the right to accept the offer which in their opinion is the best offer. The vendors are under no obligation to accept a bid should it not be at an acceptable level to them. The vendors also reserve the right to end the tender process if an acceptable offer is received prior to the closing date. For further tender details please refer to the tender information pack which will be provided upon request.

### THE SITE (0.52 ACRES)

The site comprises of a unique development opportunity with an existing residence and associated land with a pending outline planning permission for four bungalow homes. A number of alternate scheme options also remain available subject to permissions including the potential development of the full site.

### LAND OPPORTUNITY

#### EXTENT OF THE SITE

The site is located off Wawne Road. Access for the pending outline permission is proposed from Astral Gardens (access and service connections would need to be negotiated with adjacent land owner). Alternatively, (subject to a satisfactory application and approval) potential access exists to the side of Dunottar to Wawne Road (existing garage to be demolished to allow vehicular access).

The site is uniformed in shape with land levels falling slightly towards the Northern reaches. The site is occupied by the existing dwelling of Dunottar to the Southern reaches of the site and predominantly lawned and herbaceous gardens encompassed by fencing to the boundary and abutted by garden land and housing to the Northern, Eastern and Western elevations.

### OUTLINE PLANNING PERMISSION

Plot 1-4

Outline planning is pending for 4 new build 2 bedroom, semi-detached bungalow with dedicated parking.  
Planning reference: 24/00015/OUT

Ground Floor Area - 59m<sup>2</sup>

Ground Floor- Entrance Hallway, Open Plan Dayroom Kitchen, Lounge, Bedroom 1, Ensuite Shower Room, Bedroom 2, Bathroom,



#### SUMMARY

- Outline Planning permission pending for four semi-detached bungalow dwellings.
- Existing dwelling of Dunottar offers potential for re-modelling/conversion or development of full plot.
- Development land in prominent location.
- Viewing as per guidelines below.
- Site size 0.52 acres.

#### ACCOMPANYING DETAILS AVAILABLE UPON REQUEST

- Layout and Elevations
- Property Particulars of existing residence - Dunottar
- Arboricultural Survey
- Design and Access Statement
- Location Plan
- Site Plan
- Site Images
- Energy Performance Certificates and Floorplans to follow

#### VIEWING ARRANGEMENTS

Site: Accompanied and strictly by appointment. No access without accompanied member of staff or vendors.

#### SERVICES

Services Mains Water, Gas, Electricity and Drainage are connected to the existing dwelling of Dunottar. Service provision would need to be negotiated accordingly with the adjacent land owner.

#### MAIN DWELLING- DUNOTTAR

##### GROUND FLOOR

**RECEPTION HALLWAY** 11'11" x 10'9" (3.64 x 3.28)  
A welcoming entrance to this double fronted character family home, with a return staircase leading to first floor level with balustrade and spindles, entrance door with storm porch, uPVC double glazed fret style windows to the front outlook. Provides access to...

**RECEPTION LOUNGE** 14'9" x 13'11" (4.51 x 4.26)  
With uPVC double glazed window into bay, marble fire insert with decorative feature, generous ceiling heights, excellent room proportions throughout, with access via double doors through to...

**GARDEN ROOM** 8'9" x 10'3" (2.69 x 3.14)  
A versatile reception space with elevated outlook over gardens via uPVC windows and double glazed access door.

**SITTING ROOM / RECEPTION ROOM TWO** 15'3" x 13'11" (4.65 x 4.26)  
With uPVC walk-in bay window to the front outlook, decorative tiled mantel with fire insert, door leads from hallway and through to...

**DINING KITCHEN** 16'0" x 11'7" (4.89 x 3.55)  
Boasting good levels of natural daylight via uPVC double glazed windows to the rear, fitted Aga with a selection of traditionally styled wall and base units, inset sink with double drainer, decorative tiling to splashbacks, space for a number of freestanding white goods and appliances. Access through to...

**REAR HALLWAY** 6'3" x 8'2" (1.92 x 2.51)  
With rear access door, tiling throughout, access to cloaks/storage with shelving, wall mounted boiler.

**WET ROOM** 5'3" x 5'4" (1.62 x 1.65)  
With privacy window to rear, central floor drainer with wall mounted showerhead and console, inset basin, tiling to splashbacks.

##### FIRST FLOOR

**LANDING** 10'8" x 11'11" (3.27 x 3.64)  
Giving access to four bedrooms with uPVC windows to the front elevation and Delft plate rack, with a number of traditional features throughout.

**BEDROOM ONE** 14'8" x 13'10" (4.49 x 4.24)  
With uPVC walk-in bay window, of double bedroom proportions with generous ceiling heights, storage cupboard, overhead locker storage.

**BEDROOM TWO** 15'0" x 11'1" (4.59 x 3.38)  
With uPVC walk-in bay window, storage cupboard with shelving.

**BEDROOM THREE** 14'10" x 11'6" (4.54 x 3.51)  
Of double bedroom proportions with pedestal wash hand basin, uPVC double glazed window to rear providing full garden outlook.

**BEDROOM FOUR** 14'4" x 7'10" (4.39 x 2.39)  
Accessed via inner hallway with storage cupboard also, with uPVC double glazed windows to rear and side elevations and full garden outlook.

**HOUSE BATHROOM** 11'8" x 6'1" (3.56 x 1.86)  
Elegantly proportioned with four piece suite comprising of panelled bath with showerhead and console over, pedestal basin, low flush w.c, separate bidet, tiling to splashbacks also.

##### OUTSIDE

Dunottar itself remains conveniently positioned in a popular location and proximity to Sutton village centre, also providing excellent transportation links to Hull and nearby Kingswood.

The property itself benefits from a well screened position with gated access drive and pillared wall to front boundary perimeter, with established planting and shrubbery to borders, laid to lawn grass section, generous driveway suitable for parking provision for a number of vehicles. Leads to Double Garage (4.95m x 4.47m) with folding retractable access door, full power and lighting, windows and door leading through to garden.

Gated access leads around both sides of the property, to an expansive plot measuring in the region of 0.52 of an acre, with terrace extending from the immediate building footprint, leading down to an expansive laid to lawn grass section with established planting, shrubbery and borders.

Further potential for development; please see additional development detail particulars.

##### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.



## Floor Plans



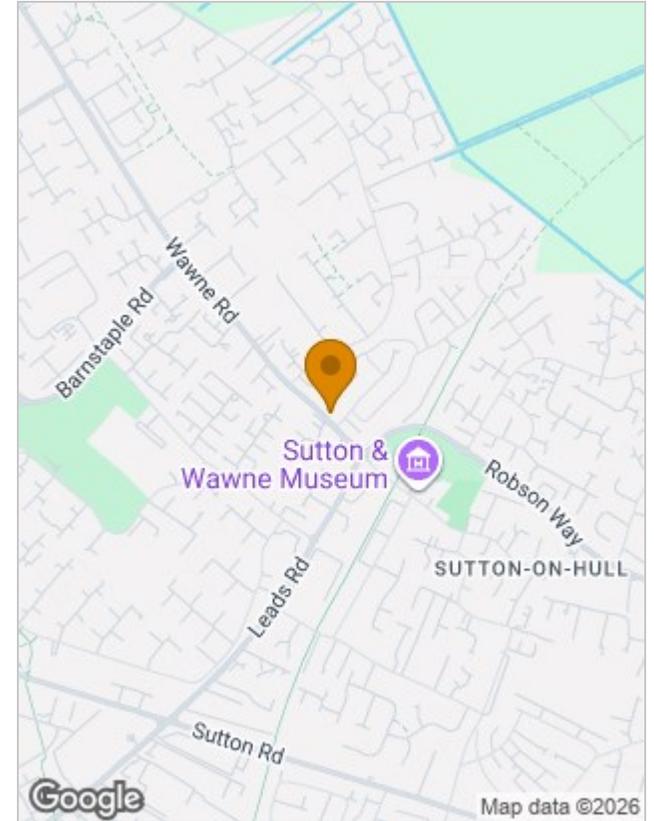
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	