



FOR SALE

REDEVELOPMENT OPPORTUNITY - FORMER POLICE STATION

Goodhart Road, Hull, HU7 4EE



**Sanderson
Weatherall**





Key Points

- Redevelopment opportunity
- Adjacent to North Point Shopping Centre
- Former police station and premises
- Currently providing primarily office space
- GIA approx. 916.0 sq m (9,856 sq ft)
- Site area approx. 0.566 hectares (1.4 acres)
- Offers invited for the freehold interest

Location

The property is situated on Goodhart Road in Hull close to the junction with Barnstaple Road and Midmere Avenue. This is a high density residential area forming the Bransholme area of Hull and is situated approx. 3.5 miles to the north of the city centre. Bransholme has a residential population of around 20,000 people.

The property is adjacent to the Northpoint Shopping Centre which is home to a variety of retailers including Boots, Card Factory, Heron Goods, Farmfoods, Greggs, Home Bargains and Coop. Nearby facilities include Biggin Hill Primary School, Winifred Holtby Academy and NHS Urgent Treatment Centre.

Description

The property comprises a modern police station providing primarily office and administration facilities together with ancillary locker rooms, staff amenities, public access area and interview rooms. The building is of principally two storey brick construction under a pitched tile roof and is constructed in what is effectively a U shape with staircases at either end of the building. The office accommodation provides a mix of open plan and individual offices. Specifications vary across the building, but the offices typically have suspended ceilings, LED lighting and perimeter trunking. Externally there are two car parks with security fencing providing 60 car parking space.



Planning

The property has most recently been used for police purposes. Interested parties are advised to make their own enquiries of Hull City Council regarding potential alternative uses.

Guide Price

Offers are invited for the freehold interest in the property with vacant possession on completion. Offers conditional upon planning will be considered.

Local Authority

Kingston upon Hull City Council.

Rateable Value

The property is shown in the Rating List as Police Station and Premises with a Rateable Value of £40,750 (wef 1 April 2026).

EPC: The property has an EPC rating D (83).

Services

All mains services are understood to be connected to the property. Prospective purchasers are advised to check on the suitability of the services for their proposed use.

Title

The property is freehold.

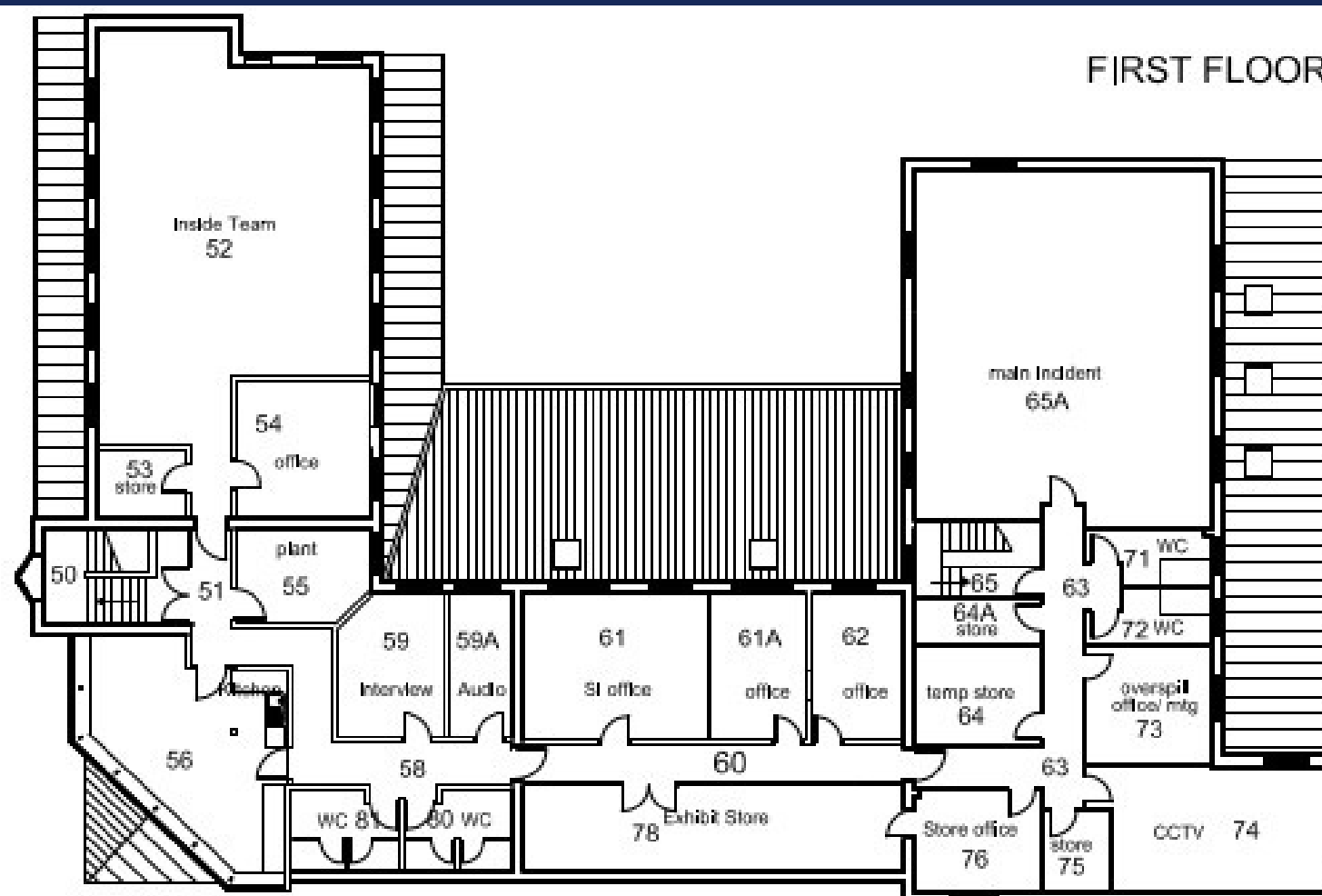
VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

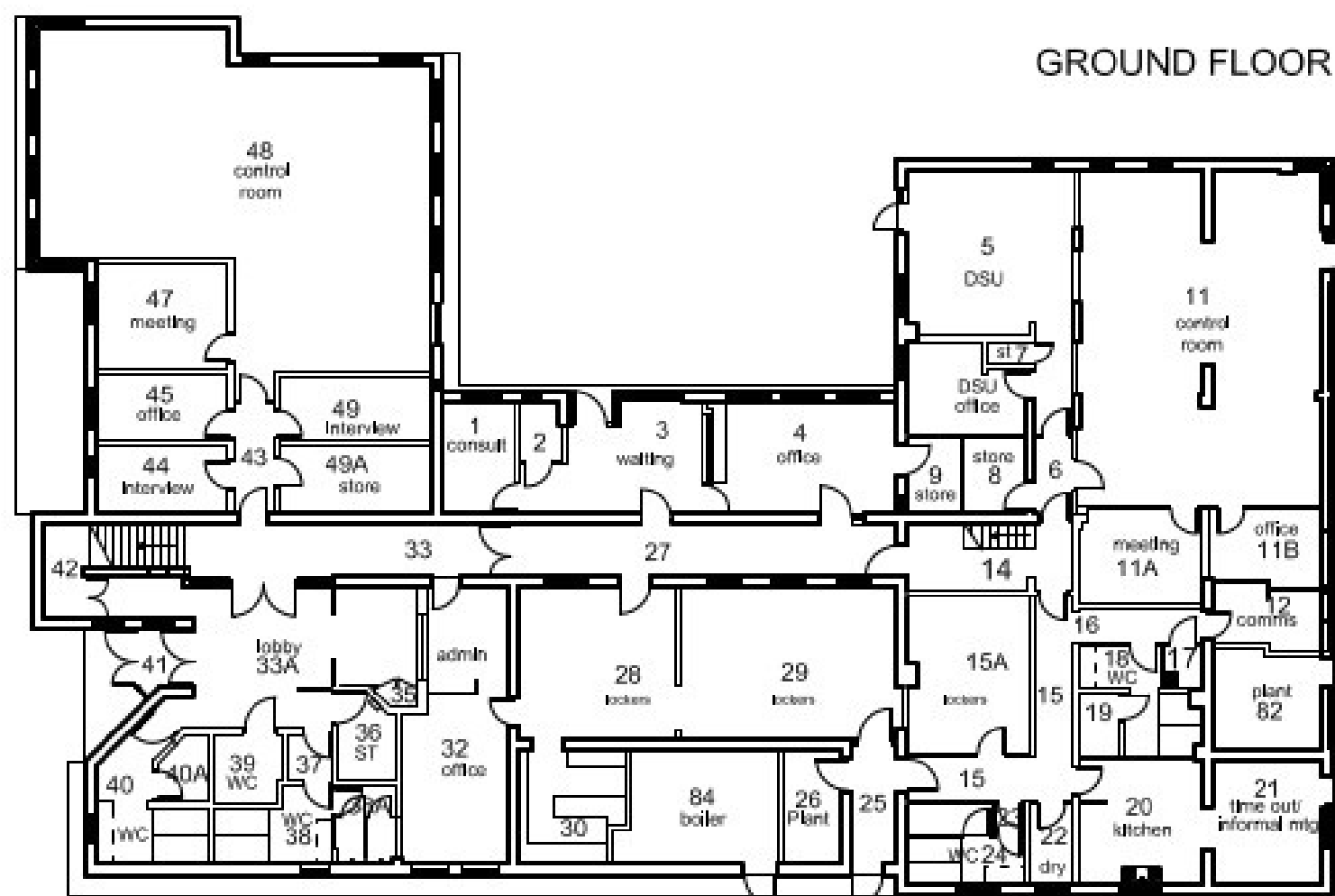




FIRST FLOOR



GROUND FLOOR







Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents.

Copy plans can be provided and additional photos can be viewed on our website. www.sw.co.uk

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