

FOR SALE

REDEVELOPMENT OPPORTUNITY - FORMER POLICE STATION

Goodhart Road, Hull, HU7 4EE

Sanderson Weatherall

CLARK WEIGHTMAN part of 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)
- Freehold

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

£400,000. Our clients would prefer an unconditional sale, but offers subject to 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.

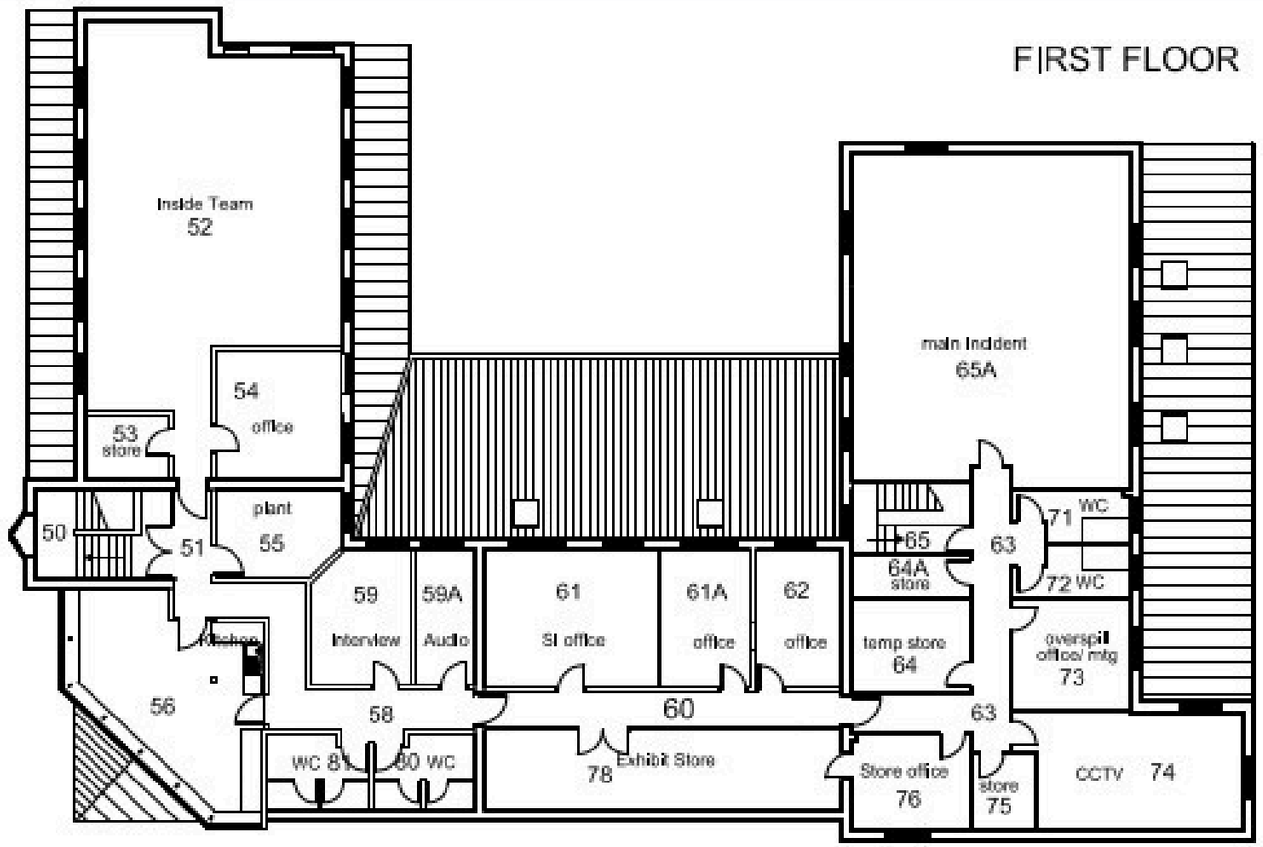
VAT

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

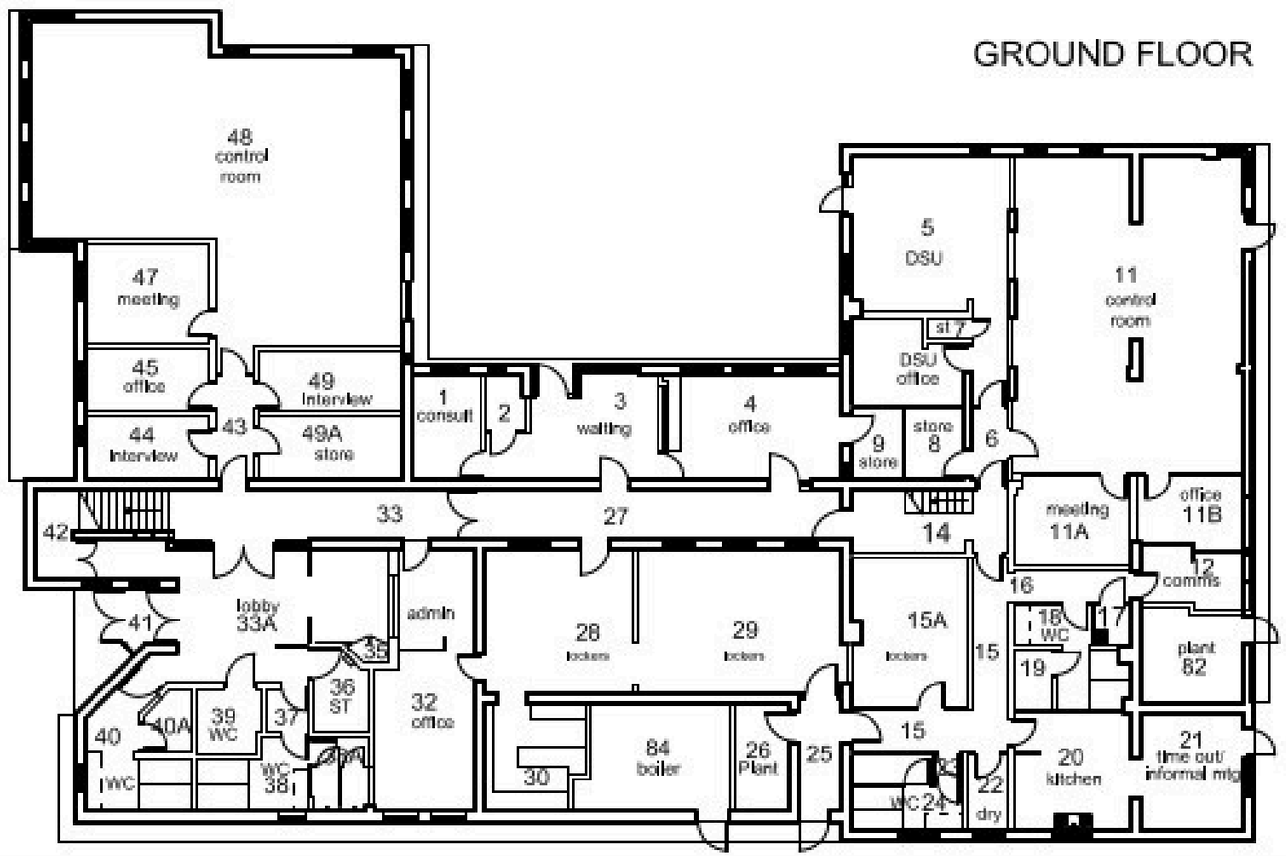

GRIT


POLICE
FP72 PXT

FIRST FLOOR



GROUND FLOOR



Bransholme. Floor Plans. 1:100@A3


GOODHART ROAD
El Sub Sta
Boro Const & Ward Bdy
Police
Station
6.0m
BARNSTAPLE ROAD
SUTTON GARDENS
Day Centre
Shelter
21
1
26
5
20
19
10
27
18
17
19
41
11
50 m
100 m
© Crown Copyright and database rights 2026 OS AC0000829



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

Carl Bradley
07971 875863
carl.bradley@sw.co.uk

Michael O'Callaghan
07701 236418
michael.o'callaghan@sw.co.uk

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

2 March 2026

Sanderson Weatherall

CLARK WEIGHTMAN part of Sanderson Weatherall