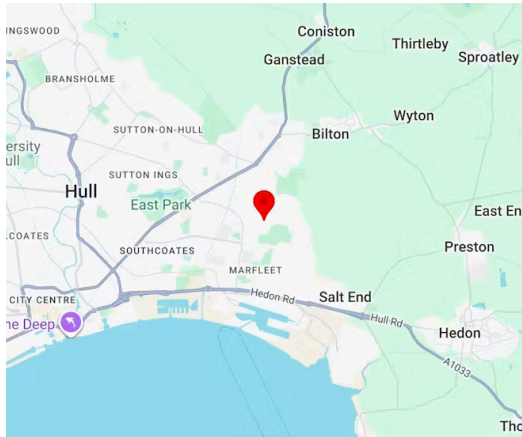




Hull, HU9 4RN

D2 (Assembly and Leisure), Land For Sale | Price on application | 3.62 Acres

Sports Recreational Land and Clubhouse FOR SALE



Description

The property comprises an established sports and recreational facility set within a self-contained site, incorporating a clubhouse, grass playing fields, a floodlit hard-surfaced sports court and associated on-site car parking.

Internally, the clubhouse provides changing rooms, WC facilities, a small hall suitable for meetings or community use, together with kitchen facilities.

Externally, the site includes a well-maintained grass playing field, a floodlit hard-surfaced sports court and approximately 20 on-site car parking spaces. The existing facilities are capable of supporting a range of recreational, sporting and community uses.

Location

The property is situated on Shelley Avenue within an established residential area approximately 4-miles east of Hull City Centre. The surrounding neighbourhood provides an established local community and a strong catchment for recreational and sporting activities.

The property benefits from good public transport links with a bus stop located approximately a two-minute walk to the north of the site providing regular services on the No 12 bus route to Hull City Centre, with journey times around 30-minutes.

Kingston upon Hull is the major historical port city within the East Riding of Yorkshire and benefits from excellent regional road connections via the A63 and M62 motorway network. Hull Paragon interchange provides regular direct rail services to London together with connections to York Doncaster and the wider national rail network.

Accommodation

Name	sq ft	sq m	Availability
Building - Clubhouse	3,659	339.93	Available
Total	3,659	339.93	

Terms

Freehold Sale

Offers and Procedures

Align Property Partners are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 9th October 2026. Register your interest via our agents through the contact information provided within this documentation. The agents will provide you with a tender pack with an application document with further instruction. Note that the envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender.

Summary

- Price: Price on application
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- [View details on our website](#)

Contact & Viewings

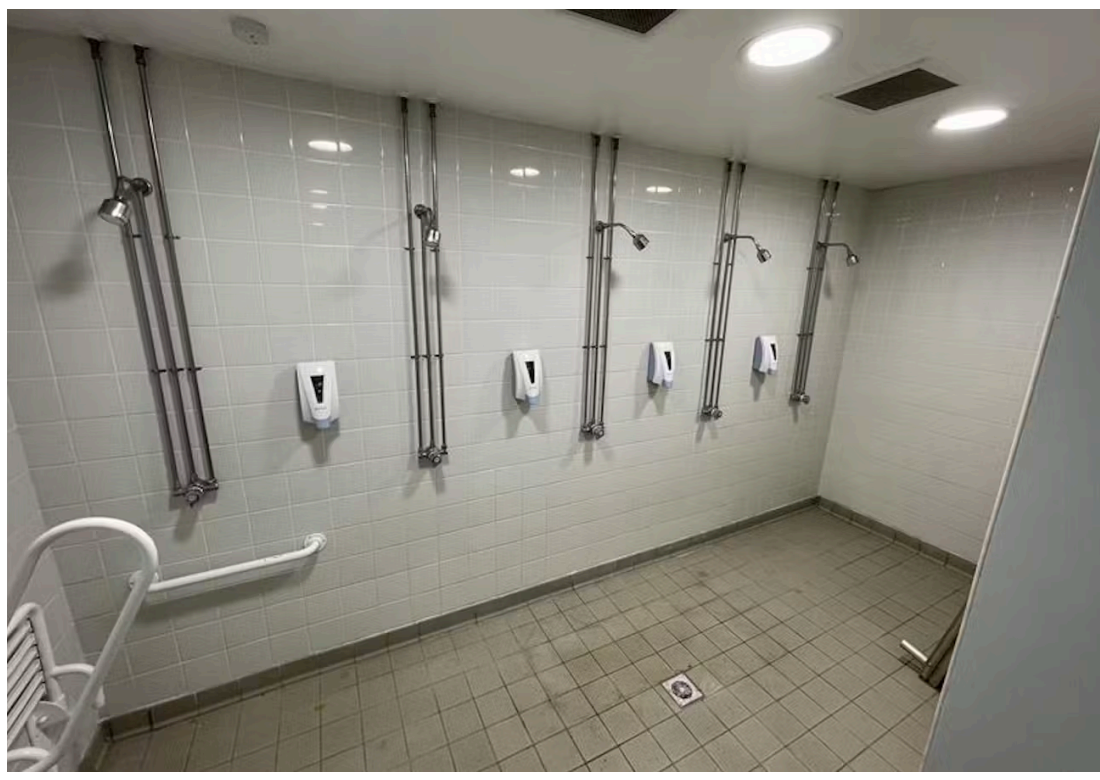
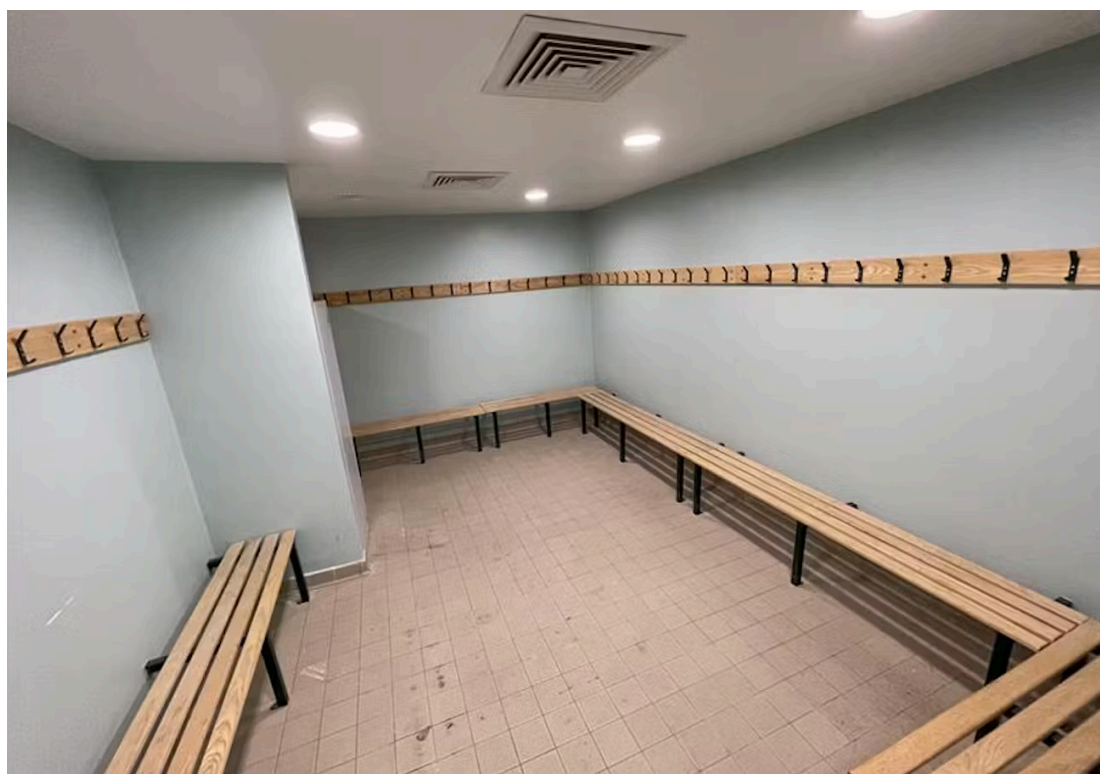


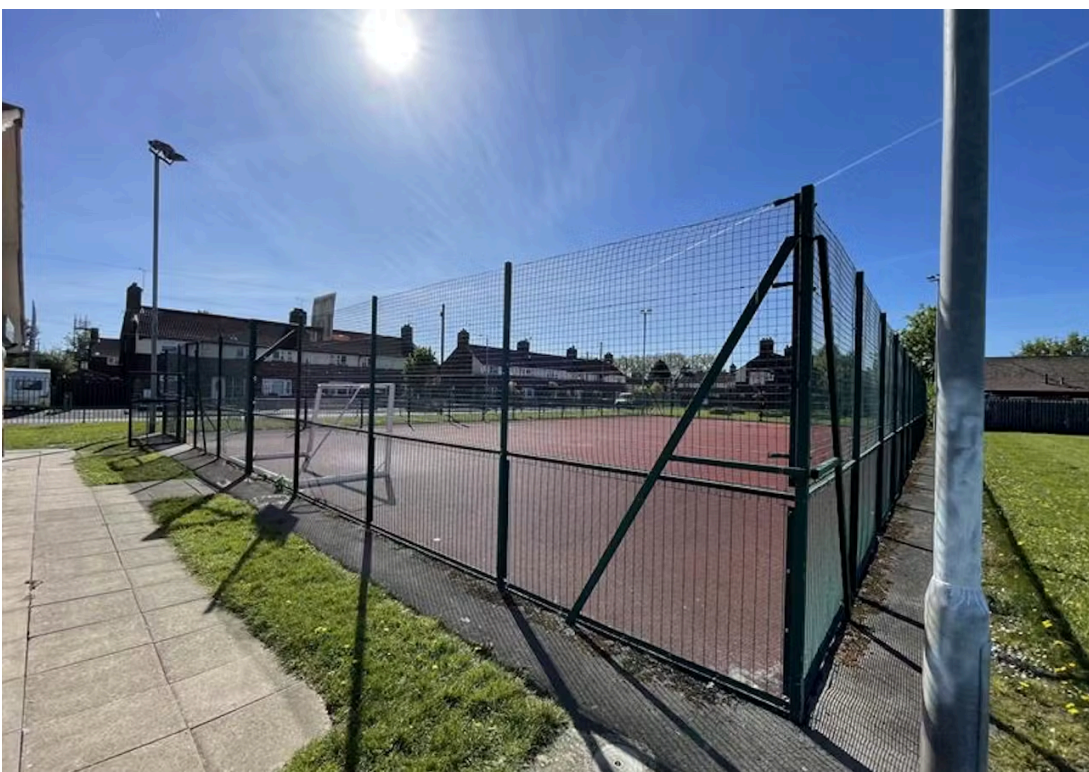
Daniel Clinch

01609 797 330 | 07947 990224

daniel.clinch@alignpropertypartners.co.uk

Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by their own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or its associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).







Energy performance certificate (EPC)

WILLIAM SUTTON SPORTS CENTRE 9-55 SHELLEY AVENUE KINGSTON UPON HULL HU9 4RN	Energy rating B	Valid until: 27 November 2030
		Certificate number: 2983-2144-4495-3409-3096

Property type	D1 Non-residential Institutions - Community/Day Centre
Total floor area	357 square metres

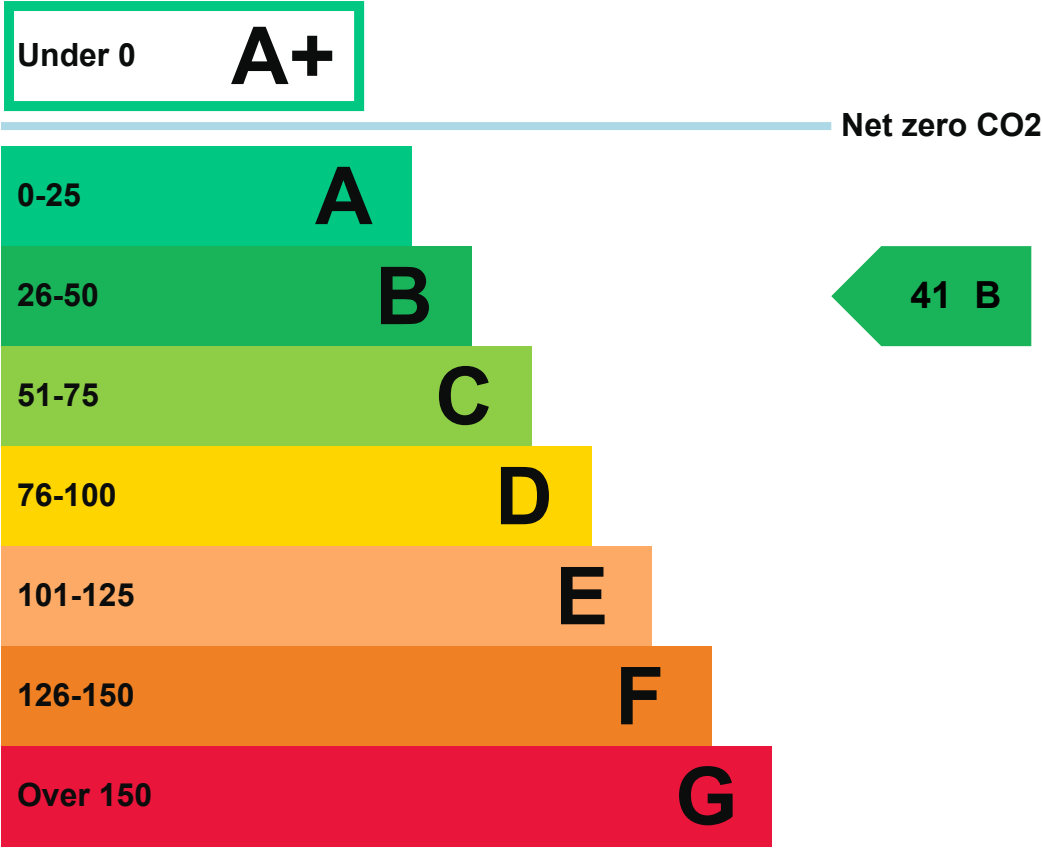
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	35 B
If typical of the existing stock	101 E

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning

Assessment level	4
Building emission rate (kgCO₂/m² per year)	228.17
Primary energy use (kWh/m² per year)	1301

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1917-7895-2032-2713-1122\)](/energy-certificate/1917-7895-2032-2713-1122).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Theresa Roe
Telephone	07708396833
Email	theresaroe798183@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005692
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Surveys (EPC) North East
Employer address	Unit 145 Jarrow Business Centre, Jarrow Tyne and Wear NE32 3DT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 November 2020
Date of certificate	28 November 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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