



penrose

Proposed
health
centre

For Sale

On behalf of Hull Trinity House

Trinity Fields, Calvert Lane, Hull

5.67 Hectares (14.0 Acres) of Prime Residential Building Land With
Outline Planning Permission For Up To 166 Dwellings

LAND

Kingston Upon Hull

Kingston upon Hull is the economic heart of the Humber Region with an indigenous population of around 300,000 and a catchment population of around 850,000. Hull underwent a renaissance in the run up to 2017 being the UK's City of Culture last year. This has driven unprecedented levels of inward investment which is predicted to continue for many years to come.

Demand for high quality residential building land within the City is high.

Location

Calvert Lane forms part of Hull's inner ring road and links the very busy and popular residential areas of Anlaby Road and Spring Bank West. The site is located approximately three miles from the city centre in an area of high quality housing.

The site lies adjacent to the recently completed and very popular Boundary Way development.

Description

The total area available is 5.67 hectares (14.0 acres) approx.

The property partly comprises a former sports ground and partly former agricultural land, all previously undeveloped. The planning approval includes a proposed new access road directly from Calvert Lane.

Approximately 1.4 acres adjacent to the site is to be developed as a major new health centre to replace the existing Willerby Road Doctor's surgery.

The proposed health centre development will incorporate a pharmacy and dedicated car parking. The access for the health centre will be from the new estate road.

Boundaries shown on plans and photographs are indicative only and should be clarified with the title prior to purchase.

Planning Approval

Outline planning approval was granted on 5th January 2018 for the erection of no more than 166 dwellings and a health centre, including a retail pharmacy (approval number 17/00871/OUT).

Conditions of the approval include;

- i) A 10% affordable housing commitment
- ii) A Section 106 Agreement (unilateral undertaking) which includes, amongst other payments, a contribution of £210,000 towards road improvements in the Calvert Lane area apportioned £166,000 for the residential development and £44,000 for the health centre.

Tenure

Freehold

Access Into The Site

The vendors, in conjunction with the developers of the health centre, have agreed to procure and complete the first 75 metres (approximate) of new road access, footpaths and drainage (to an adoptable standard) onto Calvert Lane with an approved junction. This will facilitate access into the health centre at an early date and provide the first part of the estate road to the residential development.

Further Information

The following further information is available on request.

- 1) Planning approval
- 2) Section 106 Agreement (unilateral undertaking)
- 3) Detailed drainage assessment

Method Of Sale

Unconditional offers are invited to purchase the freehold interest.

Contacts / Viewings

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INDICATIVE SCHEME DRAWING SUBMITTED AS PART OF THE OUTLINE PLANNING APPLICATION
THE BOUNDARIES SHOWN ARE FOR GUIDANCE ONLY AND SHOULD BE CONFIRMED WITH THE TITLE PRIOR TO PURCHASE



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