

**FOR SALE** (Due to relocation)

# CLEETHORPES POLICE STATION

On instructions from the Police and Crime Commissioner for Humberside



**45— 47 PRINCES ROAD**

**CLEETHORPES DN35 8AW**

- ◆ **Exciting re-development opportunity**
- ◆ **Central Cleethorpes location close to railway station and local amenities**
- ◆ **Existing buildings, approx. 1,336.2 sq m (14,377 sq ft)**
- ◆ **Total site area 0.4 hectares (0.99 acres)**
- ◆ **Locally Listed**
- ◆ **Indicative scheme showing 18 residential units with 38 car parking spaces**
- ◆ **Freehold**



Tel: 01482

**645522**

[www.clarkweightman.co.uk](http://www.clarkweightman.co.uk)



**LOCATION** The property is situated on the north side of Prince's Road in Cleethorpes. The property also enjoys a secondary access from Poplar Road, which runs parallel to Prince's Road. Access is gained from the Isaac's Hill roundabout at its junction with Grimsby Road and Clee Road. Grimsby Road provides access to the neighbouring Grimsby town centre and also direct access to the A180 motorway link road. There is nearby access to Cleethorpes Railway Station and the property is close to local bus routes. This is a central Cleethorpes Location with the main shopping area of St Peter's Avenue being a short distance away with relatively easy access to the sea front and associated amenities which includes a wide food and beverage offering. The tone of the area is primarily of a residential area with the property being bounded by a mixture of traditional terraced and semi-detached housing. Directly opposite is St Joseph's Court, a relatively new development of apartments which has a maximum height of five storeys to part of the scheme. There are also a number of guest houses and care homes in the immediate vicinity.

Cleethorpes is a seaside resort on the Humber estuary and has a population of around 40,000 people. With the adjoining town of Grimsby, North East Lincolnshire has a combined population of approximately 160,000 people. The region's economy has traditionally been centred around the sea food industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage / distribution and ports and the emerging renewables sector.

**EXISTING ACCOMMODATION** The original part of the former police station dates from 1932 with a more modern extension to the rear. The building is unusual in its design as it is built on a sloping site and is single storey to the front and two storey to the rear with additional basement area to the original building. The original building is of traditional brick and tile construction under a flat roof. The extension is of two storey brick construction under a flat roof. There are various outbuildings used for storage purposes.

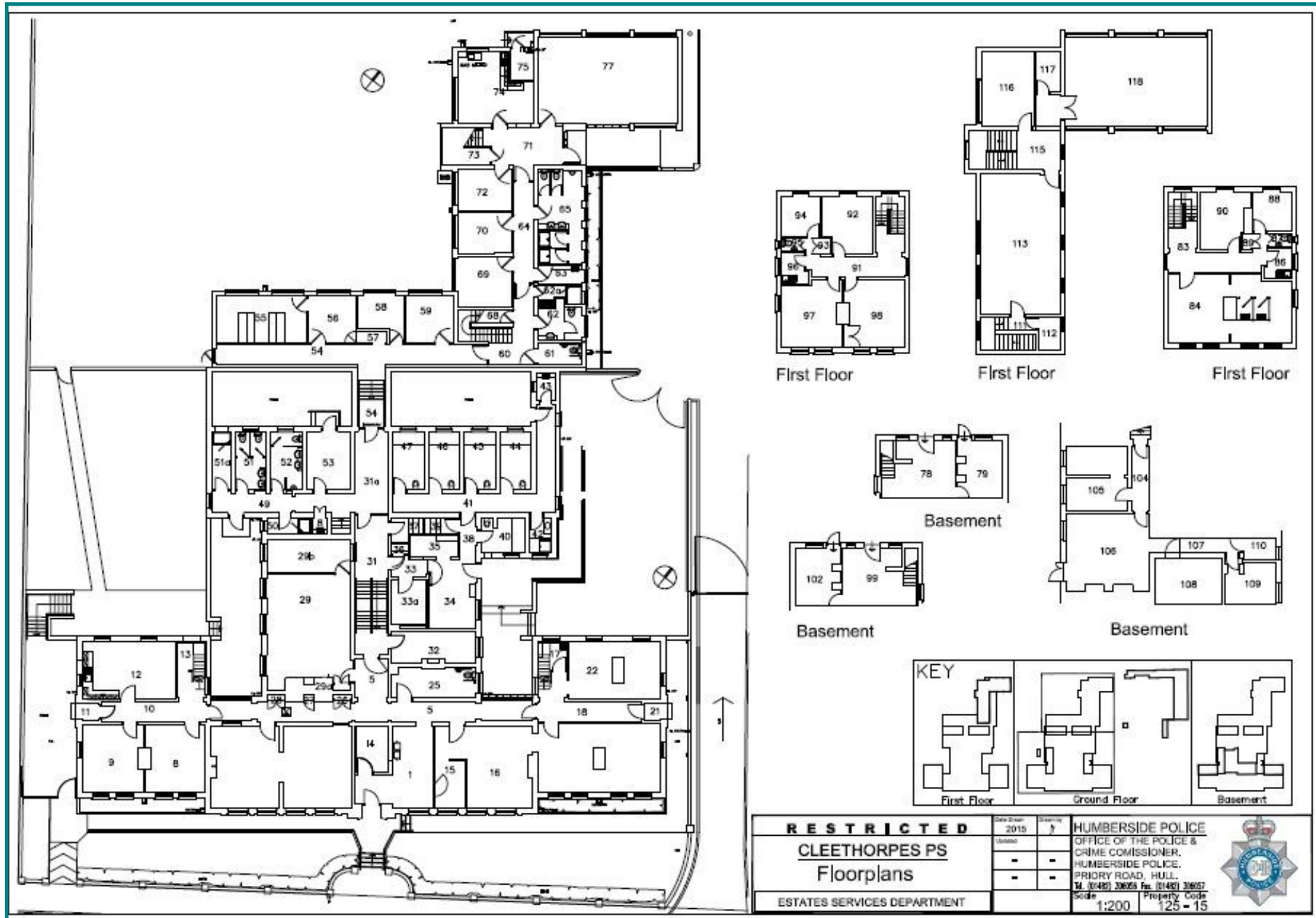
The gross internal area of the buildings is approx. 1,336.2 sq m (14,377 sq ft) in a site of approx. 0.4 hectares (0.99 acres)

The property is included on the North East Lincolnshire Council Local List of Historic Assets of Special Interest.

## PHOTOGRAPHS



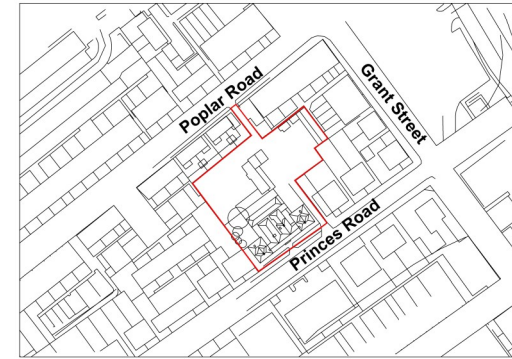
**EXISTING FLOOR LAYOUT PLANS** Not to scale, for information / guidance purposes only. Plans can be made available as a pdf on request.





**INDICATIVE DEVELOPMENT PLAN** Not to scale, for information / guidance purposes only. Plans can be made available as a pdf on request.

Proposed Site Plan  
1:200 scale



Location Plan  
1:1250 scale

- 5no 1 bed apartments
- 5no 2 bed apartments
- 8no 3 - 4 bed Dwelling Houses
- 38no parking spaces

Proposed Block Plan  
1:500 scale



**Jonathan Smith Architects**

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East Riding of Yorkshire  
HU17 0EN  
Telephone 01482 881894  
Jonathan Smith Architects Ltd  
Registered in England & Wales Reg No. 7992963



Print @ A1 Size

Client's name  
Humberside Police

Job title  
Cleethorpes Police Station

Drawing title  
Design proposal  
for new dwellings and  
conversion of Police Station  
to residential apartments

Drawn  
JS/TS  
Job No  
2011-415-1  
Status  
Feasibility

Drawing No.  
01

Date  
15/04/19  
Scale  
1:200  
1:1250  
1:500

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|-------------|----------|
| JS/TS       | 15/04/19 |
| Job No      | Scale    |
| 2011-415-1  | 1:100    |
| Status      | 1:150    |
| Feasibility | 1:500    |



**PLANNING / INDICATIVE SCHEME** An indicative scheme has been prepared for the property / site which shows a development retaining the older building to the front of the site being converted to provide 10 apartments. The more modern extension and outbuildings would be demolished to provide a site for the development of eight new build town houses. The town houses to provide three / four bedroomed accommodation. The scheme allows for associated car parking, landscaping and garden areas.

Initial feedback from North East Lincolnshire Council has been positive with the proposed housing development being considered acceptable in principle. We are able to share the informal view we have received with prospective purchasers.

**TENURE** The property is freehold.

**SERVICES** It is understood that all mains services are connected to the property. Prospective purchasers should satisfy themselves as the adequacy of those services for their proposed redevelopment.

**RATEABLE VALUE** The property is shown in the Rating List as Police Station and Premises with a current rateable value of £32,500.

**VAT** We are advised that VAT will not be applicable to this transaction.

**LEGAL COSTS** Each party will be responsible for their own legal fees in respect of this transaction.

**EPC** The property has an Energy Performance Asset Rating C.

**VIEWING** It is intended that we will hold a series of “block viewings” at the property over the coming weeks. Please call our office on 01482 645522 to check availability.



**TERMS** The property is being offered for sale by private treaty. Initial expressions of interest with outline proposals are invited from prospective purchasers to be received at our office, 20 The Weir, Hesse, HU13 0RU or via email to carlbradley@clarkweightman.co.uk. Initial expressions of interest will be considered and meetings held with prospective purchasers before best and final offers being invited. Offers will be considered on either a conditional or unconditional basis.

The property will be sold with full vacant possession.

**CONTACT**



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**20 The Weir, Hesse, HU13 0RU**