WILLOWGREEN

ESTATE AGENTS

The Duchess 152 Hovingham Drive Scarborough, YO12 5DT

Guide price £395,000

An exciting opportunity to acquire a former public house with significant redevelopment potential, located in a popular and established residential area of Scarborough.

The property, previously trading as Bubble, is currently closed but offers a wealth of potential for investors, developers, or business operators. The building comprises a generously sized pub premises with ancillary accommodation and benefits from a spacious plot, including land to the side which received planning consent in 2016 (ref: 15/01293/FL) for the erection of a convenience store.

Although the approved scheme has not been implemented, the site offers excellent scope for a range of alternative uses, subject to securing the necessary planning consents. Interested parties are strongly advised to make their own enquiries with North Yorkshire Council to confirm the current status of the previous approval and explore future development potential.

This is a rare opportunity to secure a versatile site in a well-populated area with good local amenities and transport links, ideal for a community-focused enterprise, retail development, or alternative commercial/residential schemes (STP).

Key Features:

Former public house with vacant possession
Plot includes spare land with previous planning approval (15/01293/FL)
Located in a thriving residential neighbourhood
Excellent potential for redevelopment or alternative use (STP)
Buyers to make their own planning enquiries with North Yorkshire Council
Viewings strictly by appointment.

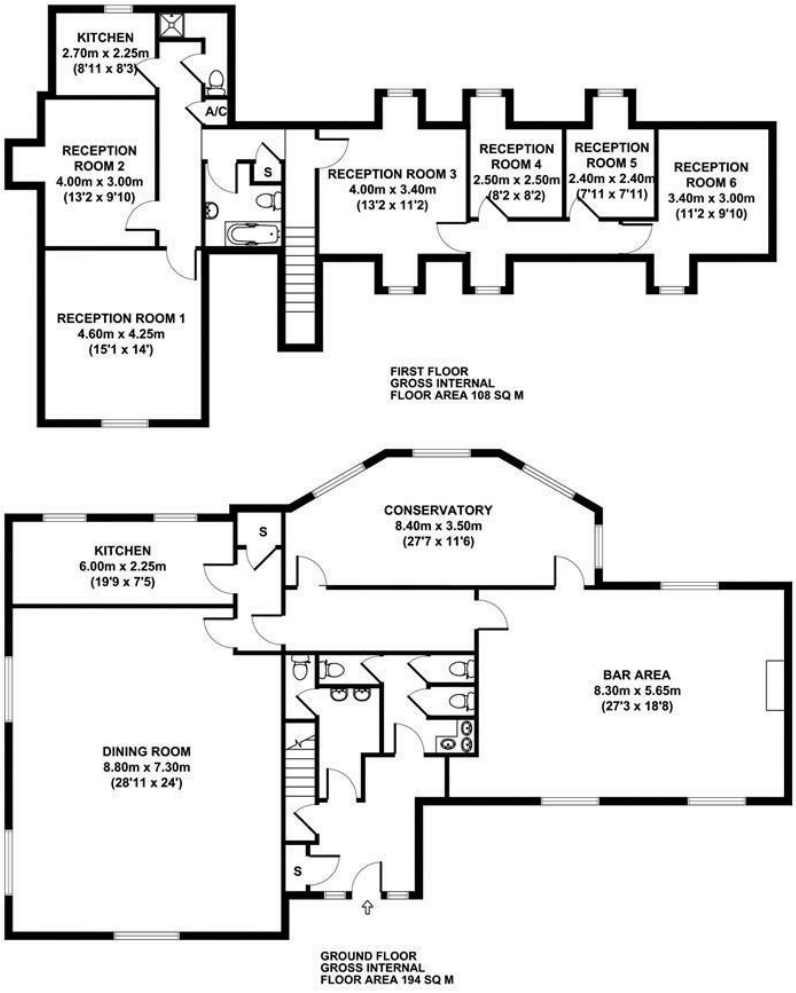
LOCATION

Hovingham Drive is located within a busy and well-established residential suburb of Scarborough, offering strong commercial potential in a thriving local community. The area benefits from a high residential density, providing a ready-made customer base for a range of retail, service, or hospitality uses.

Situated to the north of Scarborough town centre, Hovingham Drive enjoys good connectivity via the nearby A171 and A64, linking to key regional routes and surrounding towns. Public transport connections are strong, with regular bus services passing through the area, enhancing accessibility for both customers and staff.

Nearby occupiers include a mix of independent retailers, schools, community facilities, and local amenities, making this a prime location for convenience retail, community-focused enterprises, or other commercial ventures seeking a presence in a high-footfall residential setting.

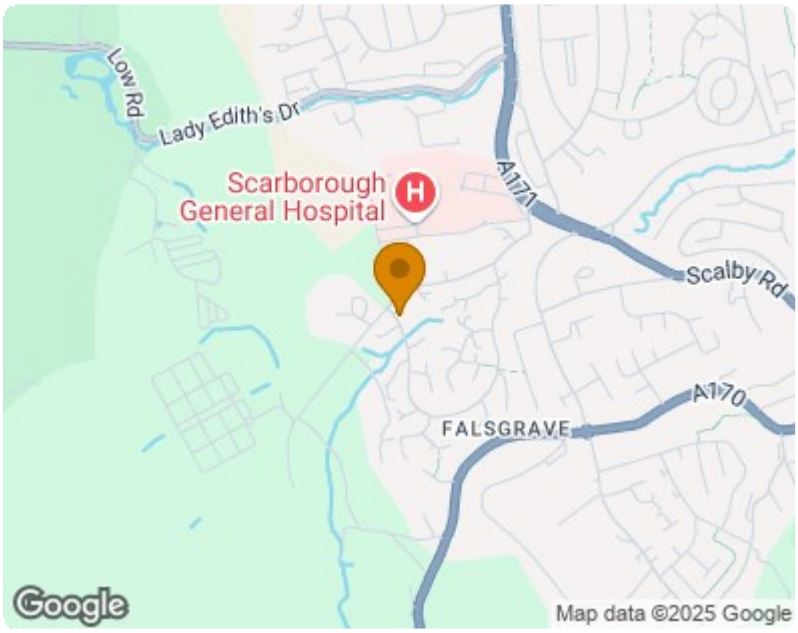
The location also benefits from close proximity to both Scarborough Hospital and large housing estates, further increasing passing trade and long-term viability for business use.

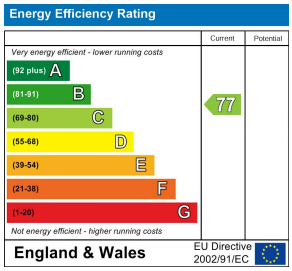


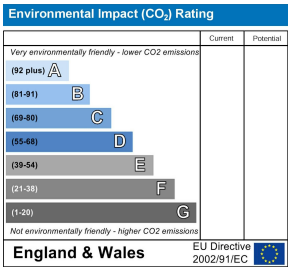
THE DUCHESS

APPROX. GROSS INTERNAL FLOOR AREA 302 SQ M / 3251 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given







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