



WILLOWGREEN

ESTATE AGENTS



**The Duchess 152 Hovingham Drive
Scarborough, YO12 5DT**

Guide price £395,000

MODERN BUILDING SITUATED IN RESIDENTIAL AREA CLOSE TO THE HOSPITAL. LARGE PUBLIC AREAS PLUS THREE BEDROOM ACCOMMODATION FIRST FLOOR. LARGE EXTERNAL AREA. SUITABLE POSSIBLE CONVERSION APARTMENTS, SHOP, CATERING ETC. SUBJECT TO ANY PLANNING PERMISSIONS. ++

A unique opportunity to acquire a substantial brick and tile property of approximately 3,500 sq ft with excellent development potential. Previously operating as a successful community public house, this versatile site is ideally located adjacent to Scarborough Hospital and close to Graham School, in a well-established residential area. The site comprises of two main areas

The existing building is currently a substantial public house and restaurant with 3 or 4 bedroom living accommodation over.

There is potential to develop the current building as a restaurant, or possibly (subject to planning consent) as a convenience store or residential conversion (the main Scarborough Hospital is across the road

The overall site includes a large car park, part of which was previously approved for the construction of a convenience store (planning lapsed)

Pre-planning advice was sought from the Council for the construction of 4 terraced houses on part of the car park, and although agreed in principle, planning consent has not yet been granted.

The property is currently offered as a single entity although offers would be considered for either the building and part of the car park, or the remaining car park as development land (as above)

Accommodation

Ground Floor:

Lounge Bar/Function Room – Seating for approximately 50 guests with fixed perimeter seating, spindle back chairs, and a feature exposed brick chimney breast with an open fireplace and dog grate.

Public Bar/Games Room – Seating for 35 with fixed seating, high stools, a pool area, dartboard, and an additional exposed brick wall and fireplace.

Conservatory Area – Bright seating space for 24 persons.

Inner Entrance Lobby – Provides access to Ladies' and Gentlemen's WCs. Beer Cellar & Bottle Store – Useful lower-level storage.

First Floor (Living Accommodation):

Three/Four Bedrooms

Two Bathrooms

Lounge

Kitchen

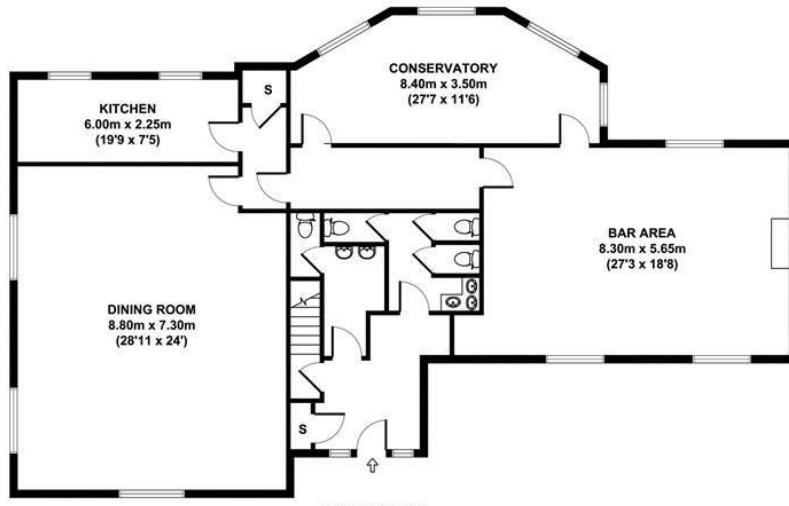
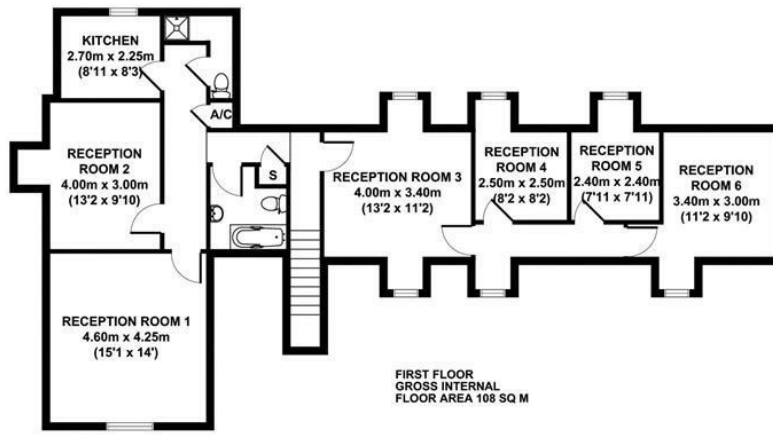
Additional Information

Extensive on-site parking.

Property maybe subject to VAT on purchase – please enquire.

£395,000 for the entire site

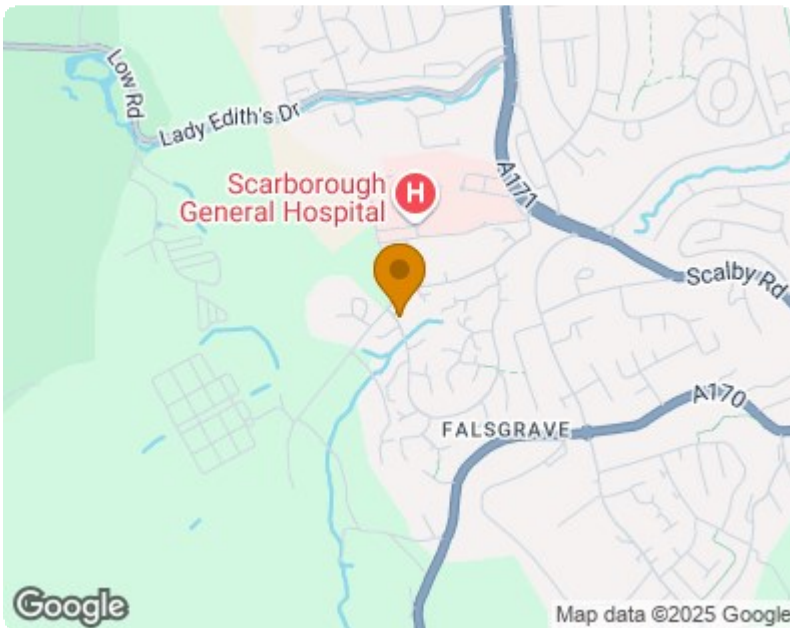




THE DUCHESS

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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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