Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

INDUSTRIAL PROPERTY/ FORMER BUS DEPOT SUITABLE FOR SITE REDEVELOPMENT (STP)

CLIFFE ROAD, HORNSEA, EAST YORKSHIRE, HU18 1JB

1,178m^2 (12,680 sq. ft) on 2.22 acres or thereabouts



- Single storey industrial property/former bus depot with significant external space
- Conveniently located on Cliffe Road only a short distance from Hornsea town centre
- Suitable for comprehensive redevelopment for alternative uses (STP)

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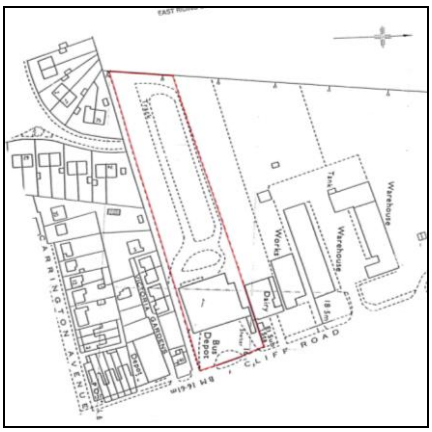
Location

The former bus depot is situated on Cliffe Road within walking distance of Hornsea beach (to the east). The property is also a short distance from the centre of Hornsea - which is approximately 0.5 miles to the southeast - in a predominantly residential land use area (with Seaview Leisure Park being a short distance to the north).

Hornsea is well located on the East Coast with Beverley 12 miles to the west and the A165 provides access to Hull City Centre being 16 miles to the southwest. Hull allows direct links to the M62 motorway providing access across the North of England.

Description

The former bus depot comprises a principally brick built single storey lofty industrial unit with various extensions under a multi bay north light roof supported on light steel trusses with large loading doors to the front.



Externally the property benefits from a concrete forecourt (including a turning circle) and to the rear there is significant undeveloped land.

Total Site Area **0.9 ha (2.22 acres) or thereabouts**

Accommodation

Former bus depot 1,178m² (12,680 sq. ft)

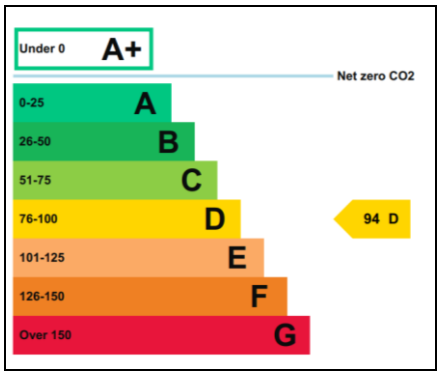
Comprising a principally open plan former depot/industrial unit with extensions on the side providing stores, toilets and ancillary facilities.

Gross Available Floor Area **1,178m² (12,680 sq. ft)**

Services

We are advised the premises benefit from mains water, sewer drainage and electricity in addition to independent lighting installations. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC



Non Domestic Rating

We are advised the premises are currently assessed with a Rateable Value of £14,500.

The National Uniform Business Rate for 2026/27 is 43.2p in the £, ignoring transitional phasing relief and/or allowances to small businesses.

Planning

The site has an established industrial consent and is suitable for comprehensive site redevelopment, subject to requisite planning.

We understand the site is part allocated residential part unallocated on the East Riding Local Plan update 2025.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, East Riding of Yorkshire Council Tel: 01482 393939.

Price

Seeking offers in excess of £1m for the freehold interest.

VAT

All prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Alec Michael **alec@michaelsteel.co.uk**
Ben Preston **ben@michaelsteel.co.uk**

Our Ref: 3835/A/M
October 2026 **Subject to Contract**

Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.