

FOR SALE FREEHOLD – GUIDE PRICE: £325,000 + VAT FORMER PUB WITH PLANNING PERMISSION, FERRY ROAD, SCUNTHORPE, DN15 8LQ



- Substantial property in a prominent position near to Scunthorpe town centre
- Plot size of circa 0.6 of an acre
- Mixed-use redevelopment opportunity with the benefit of planning permission
- Planning granted for the redevelopment of the existing building into 2 retail units and 6 flats, plus EV charging
- Unit A - Use Class E (a), Unit B - Use Class E (b), First Floor - Use Class C3
- The redevelopment scheme includes a total of 28 vehicle parking spaces

Location

Scunthorpe is an industrial town in North Lincolnshire, in the county of Lincolnshire. It is the county's third most populous settlement, after Lincoln and Grimsby, with an estimated population of 85,000.

The former Cocked Hat public house is prominently located fronting Ferry Road and Foxhills Road, around a 5 minute drive from the town centre. It is in close proximity to Sheffield Park, a public park with Green Flag status, and the Foxhills Sports Grounds.

Property Description

The former Cocked Hat is a two storey detached property of brick construction under a tiled roof with later single storey additions which sit under flat roofs.

Accommodation

The total gross external area of the property is approximately 9,461 square feet and it sits on a plot size amounting to circa 0.6 of an acre.

The current layout and configuration of the property is included in the floor plans on page 4.

Tenure

Freehold. The property is held under Title Number HS286676 and the Title Plan is included on page 5.

Planning & Development

Local Authority - North Lincolnshire Council

Full planning granted for the redevelopment off the former Cocked Hat public house into 2no. retail units (use class E(a) & E(b)) and 6no residential apartments (use class C3), alongside the redevelopment of hardstanding areas, landscaping, and other associated infrastructure, including electric vehicle charging bay. Externally, a delivery bay and 28no. car parking spaces are proposed.

Planning Application Ref: PA/2026/183 -
<https://apps.northlincs.gov.uk/application/pa-2026-183>

Highways

Vehicular access to the site will be as existing, from Ferry Road to the southern corner of the site and Foxhills Road to the north east corner. Purchasers are advised to satisfy themselves of the specification of the Highways works.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Business Rates and Council Tax

The property is currently assessed as a 'Public house and premises' and the Rateable Value is £9,800 with effect from 1st April 2026. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

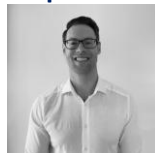
Viewings

All viewings are strictly by appointment only.

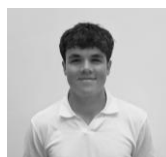
Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk



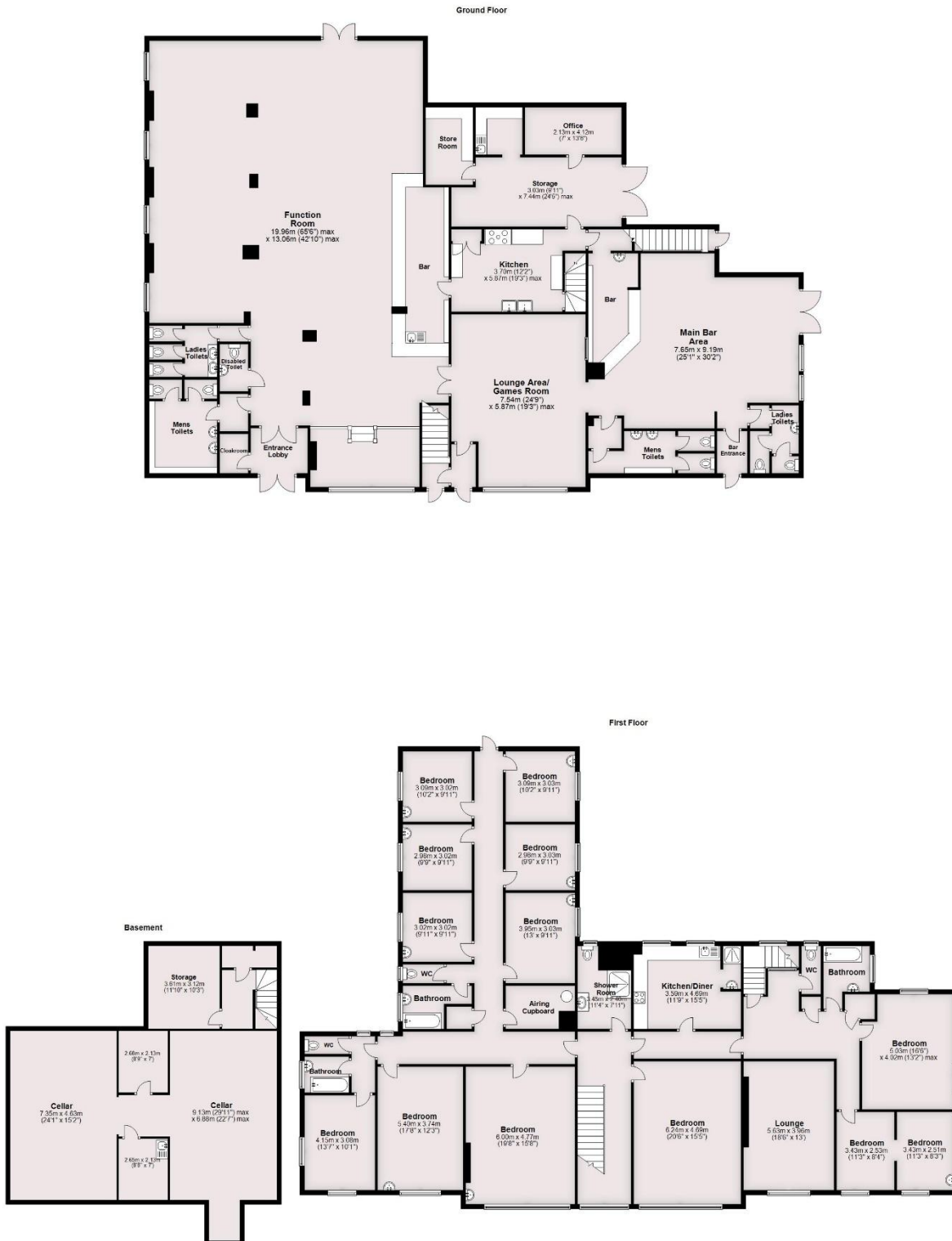
Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtsccommercial.co.uk



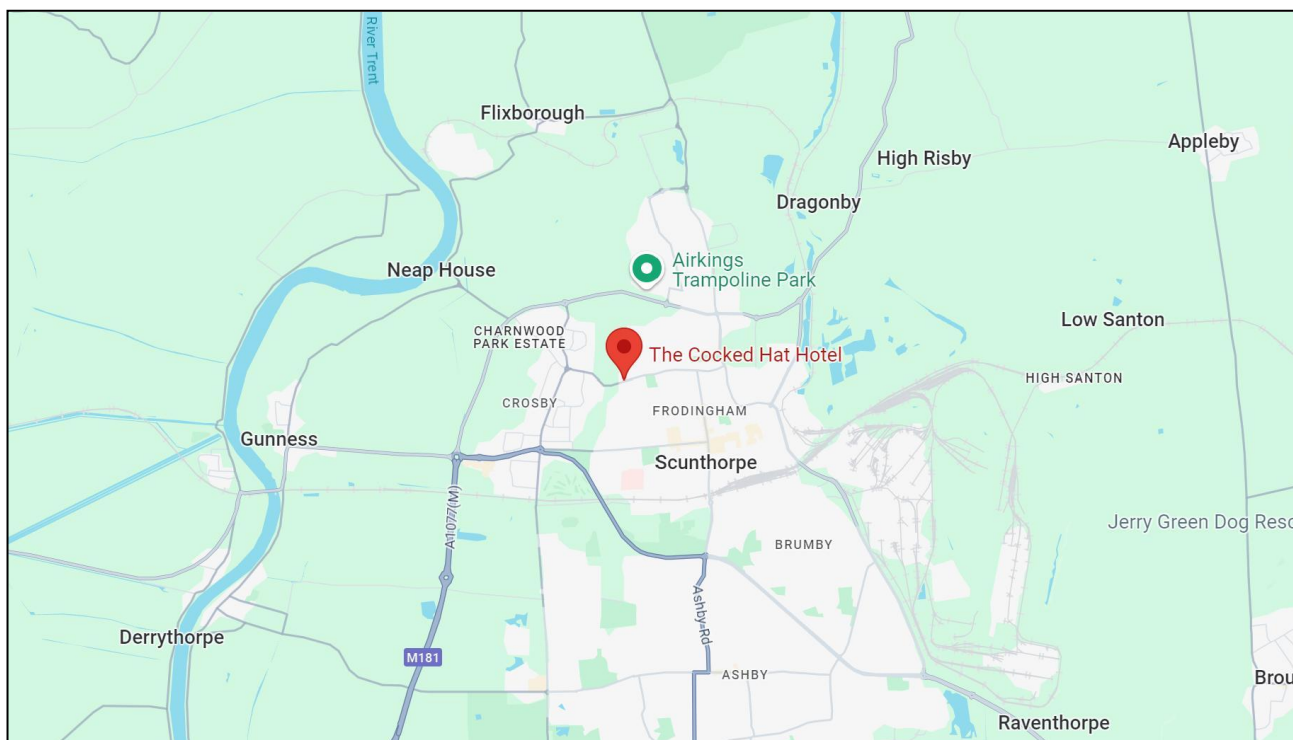
Scale: 1 : 100



Scale: 1 : 100



Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

