

**OFFICE OF THE POLICE AND CRIME COMMISSIONER
FOR HUMBERSIDE
DECISION RECORD**

Decision Record Number: **DR33/2026**

Title **Sale of property, Hessle Road Police Station, Hessle Rd, Hull HU4 7BA**

Executive Summary

Following a marketing exercise, invitations of sealed bids were requested for the sale of a police property, the former Hessle Road Police station. Upon closure of the bid window a report was drafted setting out offers to consider.

Decision of the PCC

Approved.

Background Report: Open

Police and Crime Commissioner for Humberside

I confirm I have considered whether I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with my code of conduct.

Any such interests are recorded below.

The above decision has my approval.

Signature



Date 15/06/2026

**POLICE AND CRIME COMMISSIONER
FOR HUMBERSIDE**

SUBMISSION FOR: DECISION

OPEN

Title: Sale of property, Hessle Road Police Station, Hessle Rd, Hull HU4 7BA

Date: 03/06/2026

1. Executive Summary

Following a marketing exercise, invitations of sealed bids were requested for the sale of a police property, the former Hessle Road Police station. Upon closure of the bid window a report was drafted setting out offers to consider.

2. Recommendation

Accept the unconditional offer for Hessle Police Station of £1,150,000.

3. Background

Sanderson Wetherall, Humberside Police's approved property consultants and agents were instructed by the Joint Estates Service to market the property, Hessle Police Station. The available property comprises the former Hessle Road Police Station. Key points to note in respect of the property are as follows:

- Redevelopment Opportunity
- Former Police Station and premises
- Providing offices and call centre
- GIA approx. 3,620 sq m (38,951 sq ft)
- Site area approx. 1.026 hectares (2.53 acres)
- 125M (408 FT) frontage to Hessle Road
- The property is freehold

Formal marketing of the property commenced on the 2 March 2026. Our brochure was mailed out on our mailing list and the property listed on our own website and on RightMove Commercial and Zoopla Commercial. A sign board was erected at the property. The property has been promoted on LinkedIn. We issued a press release to local media with the Hull Daily Mail publishing a news story about the sale.

A Planning Pre-Application Enquiry had previously been submitted to Hull City Council (October 2023) which sought feedback in response to a range of schemes including care home, housing, serviced apartments and commercial units. The proposed uses were acceptable in principle although the commercial uses were not favoured. Reference was made to the Pre-App as part of the marketing.

Due to the nature of the property and the range of potential uses we have not quoted a guide price but have invited offers for the freehold interest. We have stated that offers conditional upon planning will be considered.

There have been just over 30 enquiries for the property with 14 of the interested parties undertaking formal viewings.

Due to the level of interest in the property we invited "offers" to be submitted by 12noon today, Friday 15 May 2026.

The report produced by Sanderson Wetherall set out all the bidder' details, including their offer, term and conditions. This report was sent to the OPCC for their review and comments.

4. Options

- 1) Proceed on the recommendation of accepting the unconditional offer from Venture Business Space of £1,150,000
- 2) Accept an alternative offer proposed within the report

5. Financial Implications

Capital receipt of £1,150,000 unconditional offer. The banking of Venture Business Space have confirmed that there are sufficient funds available to complete the purchase at this level.

6. Legal Implications

Andrew Jackson LLP will be instructed to act for Humberside Police in the sale of the property. Exchange of contracts will be 6 weeks from receipt of documentation, completion 4 weeks thereafter.

7. Driver for Change/Contribution to Delivery of the Police and Crime Plan

N/A

8. Equalities Implications

None

9. Consultation

Sanderson Wetherall Property Consultant

The Office of the Police and Crime Commissioner

10. Media information

Media comms could be required as it is expected to generate interest from the public.

11. Background documents

N/A

12. Publication

Open

13. DPIA considered

N/A