



HULL CITY CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

POTENTIAL OF UP TO 50-UNIT RESIDENTIAL SCHEME OF 1 AND 2 BEDS

M

QUEENS HOUSE

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QUEENS HOUSE, HULL – RESIDENTIAL DEVELOPMENT OPPORTUNITY

Queens House presents an exceptional opportunity to deliver a landmark residential scheme in the heart of Hull city centre. The property occupies a highly prominent position close to Queen Victoria Square, with frontages to King Edward Street, Jameson Street and Paragon Street, placing it within the core commercial and civic district of the city.

PROPOSED RESIDENTIAL SCHEME

The property offers the potential to deliver **up to 50 residential units**, comprising a mix of well-designed **one- and two-bedroom apartments**. The scheme would contribute to the ongoing transformation of Hull city centre, where local authorities are actively encouraging residential development to create a more vibrant, mixed-use urban environment.

Located in the heart of the city, the building benefits from immediate access to Hull's retail, leisure and cultural amenities, making it well suited to young professionals, commuters and residents seeking city-centre living.

PRIME CITY CENTRE LOCATION

Queens House sits at the centre of Hull's commercial and civic quarter, surrounded by major retail streets, public spaces and cultural attractions. The location provides immediate access to the city's principal shopping and leisure destinations including St Stephen's Shopping Centre, Princes Quay and the historic Old Town.

The city centre is undergoing a significant period of regeneration aimed at enhancing the living, working and leisure environment and encouraging more people to live in the urban core. Hull's long-term regeneration strategy promotes the city as "**Yorkshire's Maritime City and the UK's Green Energy Capital**", with investment focused on sustainable growth and new residential development.





EXCEPTIONAL CONNECTIVITY

Queens House benefits from outstanding transport connectivity.

- **Approximately 2 minutes' walk from Hull Paragon Interchange**, the city's main rail and bus hub.
- Direct rail connections to **Leeds, Manchester** and **London Kings Cross**, making the city highly accessible for commuters and businesses.
- Integrated rail and bus services provide excellent regional connectivity across East Yorkshire and the Humber.
- The city is also well connected by road, with the **A63 corridor linking Hull to the national motorway network**, supporting access to the wider Yorkshire and Humber region.

GROWING DEMAND FOR CITY CENTRE LIVING

Hull City Council has identified the city centre as a key focus for residential growth, with **over 2,500 new homes targeted for delivery in the city centre by 2032** as part of its wider regeneration vision.

This strategy reflects increasing demand for centrally located housing that supports a more vibrant city centre economy and a stronger evening and cultural offer. The planned housing pipeline is intended to attract new residents, support local businesses and create a more active urban environment.

A CITY UNDERGOING REGENERATION

Hull continues to benefit from substantial public and private sector investment. Recent and ongoing initiatives include:

- Major city centre regeneration strategies guiding investment over the next 20 years.
- Infrastructure and public realm improvements aimed at enhancing connectivity and pedestrian movement across the city.
- Cultural investment including the redevelopment of the **Hull Maritime Museum** as part of the city's wider Maritime City project.
- These initiatives are helping reshape the city centre into a more attractive place to live, work and visit.



QUEENS HOUSE

OVERVIEW



Hull Paragon Station

TESCO Extra

St Stephen's Shopping Centre

Prospect Shopping Centre

Princes Quay

Queen's Gardens

River Hull

Hammonds of Hull

Albion Square Development

Hull City Hall

Glass House Apartment Block, Queens Gardens



Bonus Arena

Blackfriargate Development

Kingston Retail Park

Railway Dock Marina

Humber Dock Marina



PROPOSED PLANS



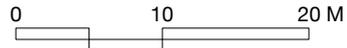
FIRST FLOOR



PROPOSED PLANS



SECOND FLOOR





PROPOSED PLANS



THIRD FLOOR

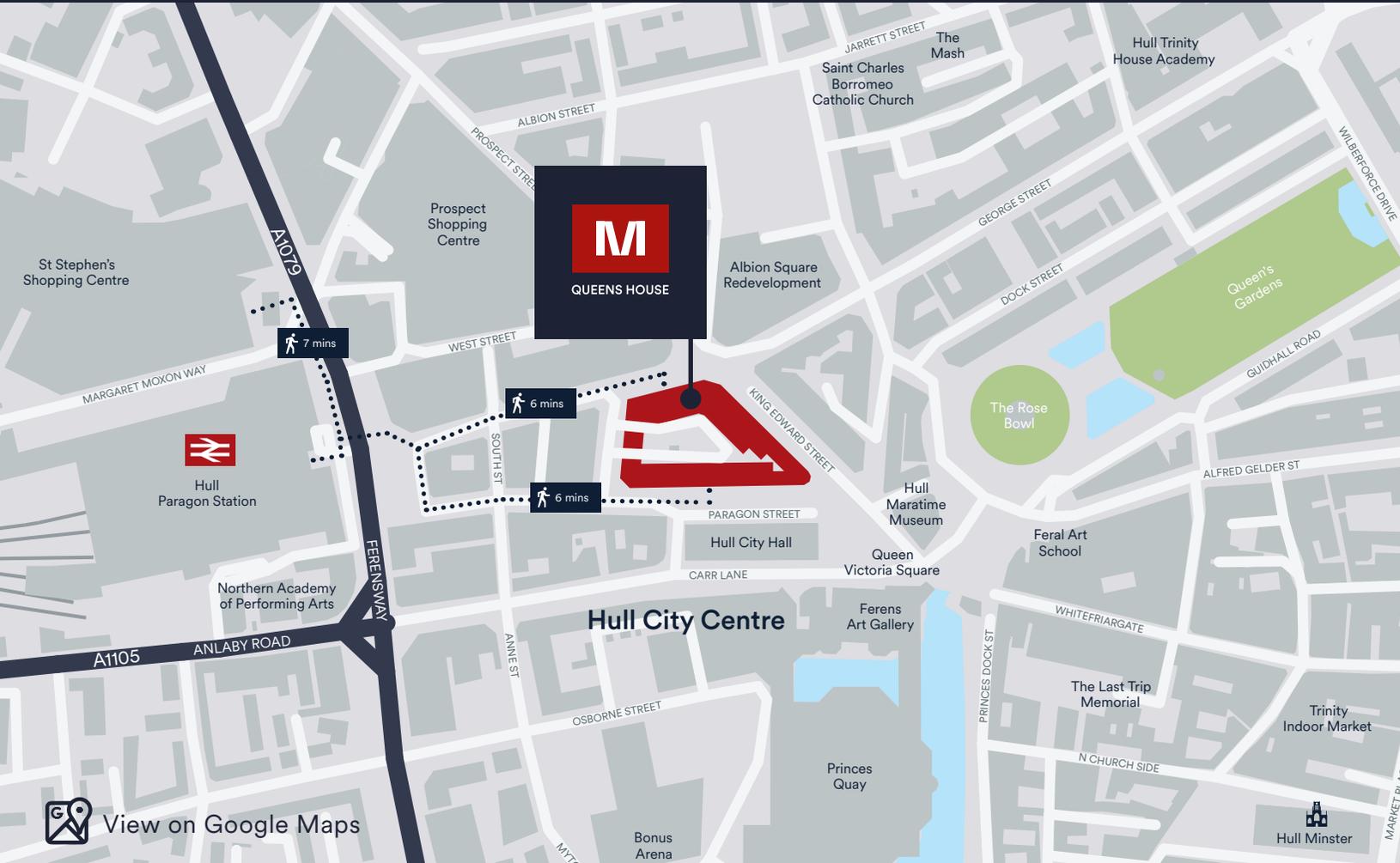
Unit Ref.	Location	Unit Type	Unit Area (sq. m)
Unit 02-01	2nd Floor	2B3P	64.2
Unit 02-02	2nd Floor	1B2P	51.1
Unit 02-03	2nd Floor	1B2P	54.6
Unit 02-04	2nd Floor	1B2P	50
Unit 02-05	2nd Floor	2B3P	67.9
Unit 02-06	2nd Floor	1B2P	50.9
Unit 02-07	2nd Floor	1B2P	56.9
Unit 02-08	2nd Floor	2B3P	61
Unit 02-09	2nd Floor	2B3P	69.5
Unit 02-10	2nd Floor	1B2P	51
Unit 02-11	2nd Floor	1B2P	54.5
Unit 02-12	2nd Floor	Studio	39.7
Unit 02-13	2nd Floor	1B2P	51.3
Unit 02-14	2nd Floor	1B2P	50.4
Unit 02-15	2nd Floor	Studio	38.4
Unit 02-16	2nd Floor	1B2P	57.7
Unit 02-17	2nd Floor	2B3P	69.9
Unit 02-18	2nd Floor	2B3P	69.4
Unit 02-19	2nd/3rd Floor	2B3P duplex	71
Unit 02-20	2nd Floor	1B2P	57.7
Unit 02-21	2nd Floor	2B3P	68.4
Unit 02-22	2nd Floor	2B3P	67.5
Unit 02-23	2nd Floor	2B3P	69.8
Unit 02-24	2nd Floor	1B2P	50

Unit Ref.	Location	Unit Type	Unit Area (sq. m)
Unit 02-25	2nd Floor	1B2P	50.9
Unit 03-01	3rd Floor	2B3P	64.3
Unit 03-02	3rd Floor	1B2P	50.2
Unit 03-03	3rd Floor	1B2P	54.4
Unit 03-04	3rd Floor	1B2P	52
Unit 03-05	3rd Floor	2B3P	67.7
Unit 03-06	3rd Floor	1B2P	50
Unit 03-07	3rd Floor	1B2P	54.5
Unit 03-08	3rd Floor	2B3P	63.3
Unit 03-09	3rd Floor	2B3P	63.7
Unit 03-10	3rd Floor	2B4P	73.5
Unit 03-11	3rd Floor	1B2P	54.5
Unit 03-12	3rd Floor	1B2P	51.2
Unit 03-13	3rd Floor	2B3P	67.4
Unit 03-14	3rd Floor	1B2P	51.7
Unit 03-15	3rd Floor	1B2P	50
Unit 03-16	3rd Floor	1B2P	52.5
Unit 03-17	3rd Floor	1B2P	55.8
Unit 03-18	3rd Floor	1B2P	56.7
Unit 03-19	3rd Floor	1B2P	56.8
Unit 03-20	3rd Floor	1B2P	52.6
Unit 03-21	3rd Floor	2B3P	62.2
SUMMARY	2no. Studios + 27no. 1B2P + 15no. 2B3P + 1no. 2B3P duplex + 1no. 2B4P = 46 flats		



QUEENS HOUSE

LOCATION



View on Google Maps

LOCATION

The property is located in the city of Kingston-Upon-Hull, the principal commercial and retail centre of East Yorkshire.

The city of Hull benefits from excellent road communications, connecting to the M62 motorway via the A63 trunk road at Junction 38, which links the town to Leeds and Manchester. The M62 links to the M1 and M6 which leads to the South of England. Hull is served by frequent rail services to Leeds, Sheffield & London. Humberside airport, offering domestic and international flights, is also close by.



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