

# The Yorkshire Coastal Portfolio

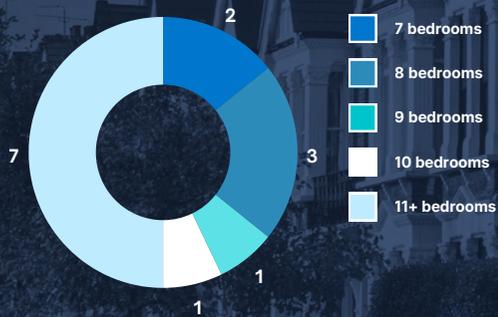
AN OPPORTUNITY TO ACQUIRE A **SUBSTANTIAL PORTFOLIO OF 14 VACANT RESIDENTIAL PROPERTIES** WITH POTENTIAL LOCATED IN **BRIDLINGTON** AND **SCARBOROUGH** WITHIN THE EAST RIDING AND NORTH YORKSHIRE



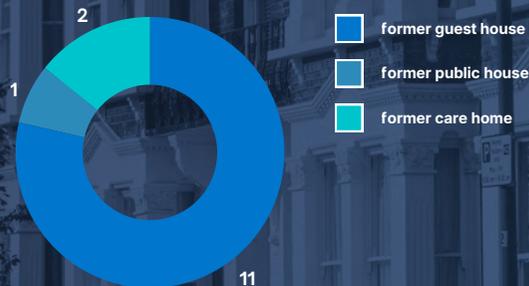
**WATLING**  
REAL ESTATE

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|---|--|--|
| <p>PROPERTIES CONCENTRATED IN <b>CENTRAL LOCATIONS</b> WITHIN WALKING DISTANCE OF THE RESPECTIVE TOWN CENTRES</p> | <p>THE REGION CURRENTLY HAS ONE OF THE <b>STRONGEST HOUSING MARKETS</b> WITHIN THE UK, WITH PRICES UP +4.5% ANNUALLY</p> | <p>LOCATIONS HAVE <b>EXCELLENT</b> ROAD AND RAIL LINKS</p>   |
| <p>ALL PROPERTIES ARE <b>FREEHOLD</b></p>   | <p>ALL PROPERTIES ARE <b>OFFERED VACANT</b></p>  | <p>COMPRISING <b>11 FORMER HOTELS, 2 FORMER RESIDENTIAL CARE HOMES AND 1 REFURBISHED FORMER PUBLIC HOUSE</b></p>     |
| <p><b>REFURBISHMENT</b> OF SEVERAL PROPERTIES HAS <b>COMMENCED</b></p>  | <p><b>EXCELLENT SCOPE FOR CONVERSION</b> TO LICENSED HMO USE, OR SEPARATE SELF-CONTAINED APARTMENTS</p>                  | <p><b>BRIDLINGTON &amp; SCARBOROUGH</b> ARE CONSISTENTLY RANKED AMONG THE UK'S MOST VISITED COASTAL DESTINATIONS</p> |

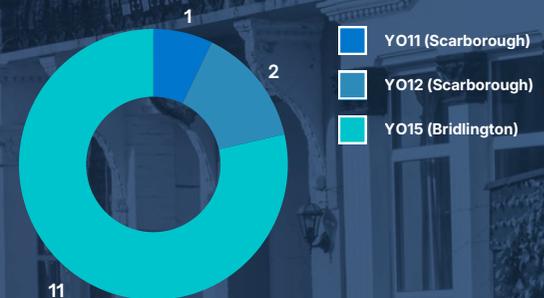
**BEDROOM MIX**



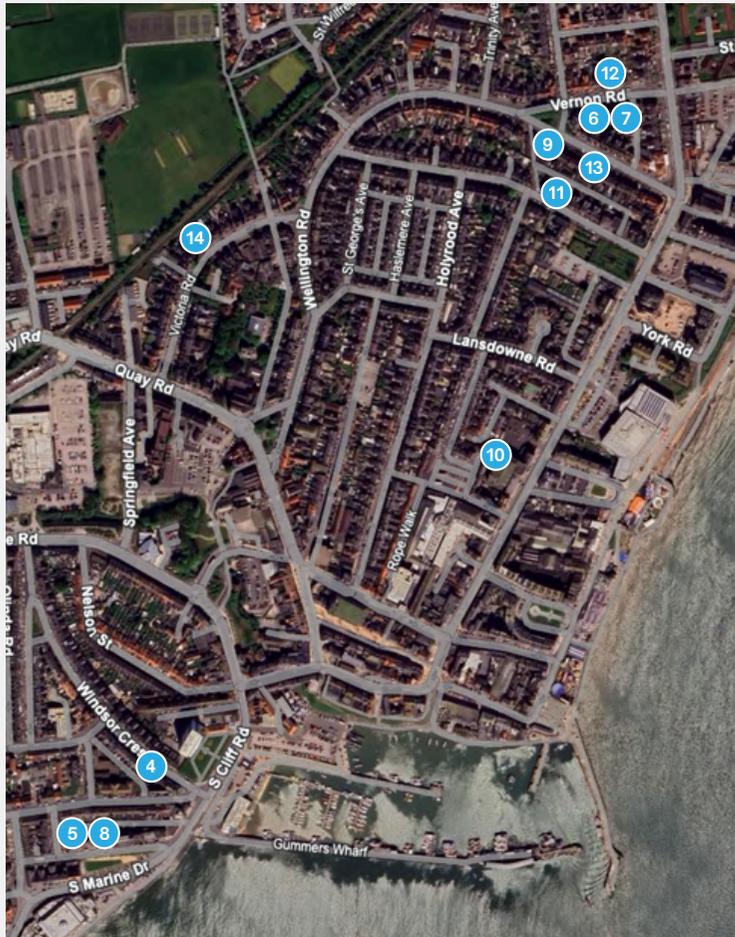
**UNIT TYPE**



**DISTRIBUTION**



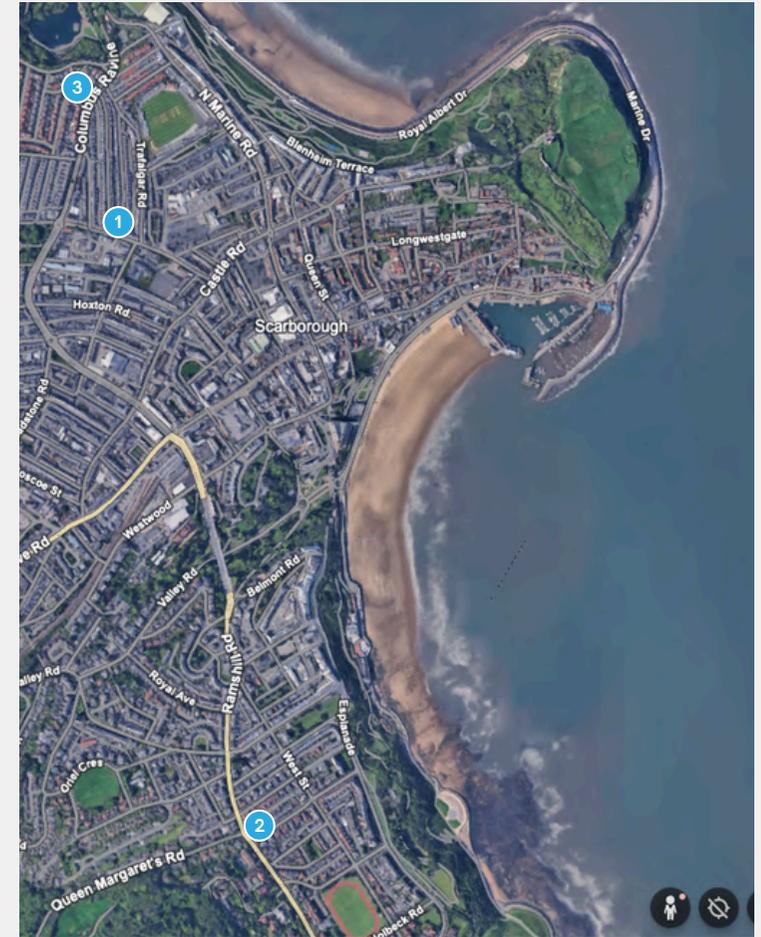
## Bridlington Locations



## Address Reference

- 1** **Former Tennyson Arms Public House**  
69-71 Dean Road, Scarborough YO12 7QS
- 2** **Former St Helens Care Home**  
41 Avenue Victoria and 14 Filey Road, Scarborough YO11 2QS
- 3** **Hotel Columbus**  
124 Columbus Ravine, Scarborough, YO12 7QZ
- 4** **Acomb House**  
13 Windsor Crescent, Bridlington, YO15 3HX
- 5** **Blantyre Guest House**  
21 Pembroke Terrace, Bridlington, YO15 3BX
- 6** **Pentrich House Former Care Home**  
13 Vernon Road, Bridlington, YO15 2HQ
- 7** **Pentrich House Residence**  
11 Vernon Road, Bridlington, YO15 2HQ
- 8** **Spinnaker Hotel**  
19 Pembroke Terrace, Bridlington, YO15 3BX
- 9** **Mont Millais**  
64 Trinity Road, Bridlington, YO15 2HF
- 10** **Brentwood Hotel**  
42 Princess Street, Bridlington, YO15 2RB
- 11** **Park View Hotel**  
Tennyson Avenue, Bridlington, YO15 2EU
- 12** **Vernon Villa**  
2 Vernon Road, Bridlington, YO15 2HQ
- 13** **Ashford House**  
94 Trinity Road, Bridlington, YO15 2HF
- 14** **25 - 27 Victoria Road**  
Bridlington, YO15 2AT

## Scarborough Locations



Location

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Located on the East Riding and North Yorkshire coastlines, Bridlington and Scarborough are two established seaside towns offering a mix of traditional character and ongoing regeneration. Both have well-developed tourism economies and are increasingly recognised for their suitability for residential and hospitality investment.

## Bridlington

Bridlington is known for its expansive beaches, working harbour and strong visitor base, attracting millions of tourists each year to its seafront and events. The town also holds the distinction of being Europe's largest lobster port, landing more than 300 tonnes annually, and supports a steady local economy built around fishing, tourism and light industry.

38,400

Resident Population

4.9m

Annual Visitors



## Scarborough

Scarborough serves as the region's principal coastal centre and remains one of the UK's oldest and most visited seaside resorts. The town benefits from a diverse local economy spanning education, healthcare, and tourism, hosting major attractions such as the Scarborough Open Air Theatre, Spa Complex and an active year-round cultural programme. Footfall across its town centre and seafront continues to show growth, reflecting a resilient and active local economy.

59,500

Resident Population

8.8m

Annual Visitors

Together, these towns form a key part of the regional coastline, offering a balance of tourism, affordability and community stability. Both conurbations are supported by established infrastructure, reliable public transport, and a growing mix of independent retail, hospitality and service-sector operators.

# Bridlington & Scarborough

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## Connectivity

Bridlington and Scarborough both benefit from direct rail links to Hull, York and Leeds, connecting to London King's Cross in under three hours. The A165 coastal route provides strong road access between the two towns and onwards to Hull, Beverley and York. Humberside and Leeds Bradford Airports offer nearby domestic and international services, supporting both resident and visitor travel.



## Investment Context

Demand for accommodation across both towns remains consistent, supported by the popularity of the domestic tourism market, which has seen sustained growth in recent years. The combination of visitor demand and a need for high-quality local housing supports a range of potential uses for the properties, including conversion to apartments or HMOs, or continuation of existing guesthouse and B&B operations. The housing stock, typically Victorian and early 20th-century terraced and semi-detached properties, lends itself to reconfiguration and modernisation for flexible residential or serviced accommodation use.

Ongoing regeneration programmes, steady population growth and established visitor economies position Bridlington and Scarborough as two of the most stable and proven locations on the Yorkshire Coast for residential and leisure investment.

+4.5%  
Yorkshire & Humber

+0.5%  
Greater London

+1.9%  
UK Average



# Bridlington & Scarborough

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1

## Former Tennyson Arms Public House

69-71 Dean Road, Scarborough YO12 7QS

- Former public house located close to the north bay area of Scarborough
- Upper floors converted to provide 7 self-contained apartments
- Significant opportunity to develop the ground floor areas to provide commercial unit or further apartments
- Available vacant
- Floor area 374 sq m (4,025 sq ft)
- EPC rating (ground floor commercial) C
- EPC rating (upper parts) Under production, TBC
- Scarborough train station 0.5 miles



2

## Former St Helens Care Home

41 Avenue Victoria and 14 Filey Road, Scarborough YO11 2QS

- Former residential care home located close to Scarborough's prestigious southern bay area
- Large semi-detached property with 25-rooms in total
- Part stripped internally awaiting refurbishment
- Available vacant
- Floor area 794 sq m (8,546 sq ft)
- EPC rating Under production, TBC
- Scarborough train station 0.5 miles



3

### Hotel Columbus

124 Columbus Ravine, Scarborough, YO12 7QZ

- Large, detached hotel providing 11-ensuite rooms plus manager's flat
- Located in Scarborough's North Bay area
- Both the beach and popular Peasholm Park lie within 500m
- Off street parking for up to 9 vehicles
- Available vacant
- Floor area 365 sq m (3,929 sq ft)
- EPC rating C
- Scarborough train station 0.8 miles



4

### Acomb House

13 Windsor Crescent, Bridlington, YO15 3HX

- Mid-terrace hotel with 7 ensuite rooms
- Located within 150m of Bridlington's harbour
- Part stripped internally awaiting refurbishment
- Available vacant
- Floor area 172 sq m (1,851 sq ft)
- EPC rating C
- Bridlington train station 0.3 miles



**5****Blantyre Guest House**

21 Pembroke Terrace, Bridlington, YO15 3BX

- Mid-terrace hotel with 7 ensuite rooms along with manager's flat
- Located 100m from Bridlington south beach area
- Available vacant
- Floor area 262 sq m (2,820 sq ft)
- EPC rating D
- Bridlington train station 0.4 miles

**6****Former Pentrich House Care Home**

13 Vernon Road, Bridlington, YO15 2HQ

- Large, detached former residential care home
- 24-rooms in total
- Part stripped internally awaiting refurbishment
- Located 250m from Bridlington north beach area
- Available vacant
- Floor area 353 sq m (3,800 sq ft)
- EPC rating B



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### Pentrich House Residence

11 Vernon Road, Bridlington, YO15 2HQ

- End-terraced hotel with 7 ensuite rooms along with manager's flat
- Part stripped internally awaiting refurbishment
- Located 250m from Bridlington north beach area
- Available vacant
- Floor area c. 170 sq m (1,830 sq ft)
- EPC rating Under production, TBC
- Bridlington train station 0.6 miles



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### Spinnaker Hotel, 19 Pembroke Terrace

Bridlington, YO15 3BX

- Large mid-terraced hotel providing 12 ensuite rooms
- Located 200m from Bridlington harbour
- Floor area 454 sq m (4,886 sq ft)
- EPC rating C
- Available vacant
- Bridlington train station 0.4 miles



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### Mont Millais

64 Trinity Road, Bridlington, YO15 2HF

- Substantial end-terrace hotel with 11 ensuite rooms along with manager's flat
- Located within 300m of Bridlington's north beach area
- Off street parking for up to 6 vehicles
- Located 200m from Bridlington harbour
- Available vacant
- Floor area 352 sq m (3,789 sq ft)
- EPC rating C
- Bridlington train station 0.6 miles



10

### Brentwood Hotel

42 Princess Street, Bridlington, YO15 2RB

- Large, detached hotel with 10 ensuite rooms along with manager's flat
- Located 200m from Bridlington's Beaconsfield promenade
- Off street parking for up to 5 vehicles
- Return frontage onto Westmoorland Grove to the rear
- Available vacant
- Floor area c. 163 sq m (1,754 sq ft)
- EPC rating Under production, TBC
- Bridlington train station 0.5 miles



11

### Park View Hotel

Tennyson Avenue, Bridlington, YO15 2EU

- Large, double fronted mid-terrace hotel
- 15 ensuite rooms along with manager's flat
- Off street parking for up to 4 vehicles
- Located within 200m of Bridlington's Beaconsfield promenade and harbour
- Available vacant
- Floor area 473 sq m (5,091 sq ft)
- EPC rating D
- Bridlington train station 0.6 miles



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### Vernon Villa

2 Vernon Road, Bridlington, YO15 2HQ

- End-terrace hotel with 8 ensuite rooms along with manager's accommodation
- Located within 250m of Bridlington's north beach area
- Available vacant
- Floor area 292 sq m (3,145 sq ft)
- EPC rating E
- Bridlington train station 0.6 miles



13

### Ashford House

94 Trinity Road, Bridlington, YO15 2HF

- Mid-terrace guest house with 7 ensuite rooms along with ground floor manager's accommodation to the rear
- Lying 200m from Bridlington's north beach area
- High-standard of internal fittings
- Available vacant
- Floor area 266 sq m (2,863 sq ft)
- EPC rating C
- Bridlington train station 0.6 miles



14

### 25 - 27 Victoria Road

Bridlington, YO15 2AT

- Pair of former dwellings, connected to the ground floor providing a large hotel
- 16-ensuite rooms plus manager's flat
- Located within ½ mile of Bridlington's north beach area
- Off street parking for up to 6 vehicles
- Part stripped internally awaiting refurbishment
- Available vacant
- Floor area 540 sq m (5,813 sq ft)
- EPC rating E
- Bridlington train station 0.6 miles



## Tenure

All properties are held freehold.

## Viewings

Viewings can be arranged by appointment only.

## Further Information

The following information for each property can be found on the data site:

- Floor plans
- EPC certification
- Title plans
- Title registers
- Photographic schedule

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

# Further Information

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