

CRANSWICKS

Chartered Surveyors, Land & Estate Agents

DEVELOPMENT SITE, SKIPSEA
ASKING PRICE £175,000



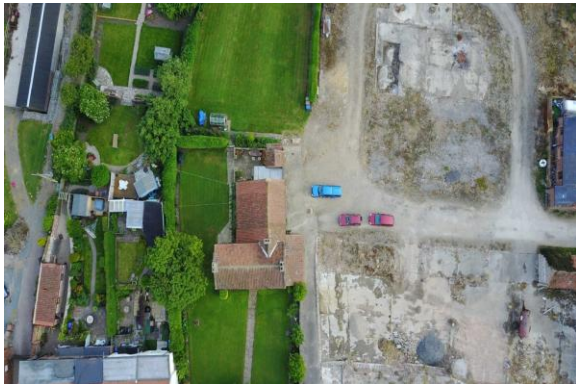


PROPERTY TYPE:

The development site comprises a former farmstead (now demolished) with outline planning permission (subject to approval of Reserved Matters) for the construction of 10 residential dwellings (including 3 affordable homes) plus Church Car Park (see site plan).

SITUATION:

The site is situated in the popular coastal village of Skipsea some 9 miles from Bridlington and some 5.5 miles to the north of Hornsea.



The village has its own Primary School, Public House and shops, with a more comprehensive range of facilities readily available in Hornsea.

LOCATION:

Church Farm is located to the west of the village opposite the Church on Beeford Road which is accessed from the village centre at the junction of Bridlington Road and Main Street.



PLANNING CONSENT:

Outline planning permission has been obtained under Application No: DC/16/01735/OUT/EASTNN dated 15 May 2017 for the residential development comprising 10 dwellings (including 3 affordable homes) and new Church car park, within the site. A copy of the Notice of Decision is available from Cranswicks or on the ERYC website under Planning.

PROVISION OF ACCESS TO FARMHOUSE & PADDOCK:

In addition to the planning requirements for Church car parking, the purchaser will also be required at its own expense to provide a suitably surfaced road access point from the site to the boundary of the adjoining farmhouse to be agreed with the owner of the farmhouse in accordance with planning, highways and any building regulations requirements. Such access requirements will need to be provided for by the purchaser throughout the building construction phase and until final surfacing works for the access has been completed and any rights of way necessary for the farmhouse across the building site and completed development are to be reserved for the respective owners and their successors in title at all times. A right of way will be reserved over the development site for the owner and/or occupier of the paddock to the south of the site.

SERVICES:

The purchaser will be required to install new mains drainage, water and electricity connections.

VIEWING:

To make an appointment to view this property please contact Tracey on 01262 672110.

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.

