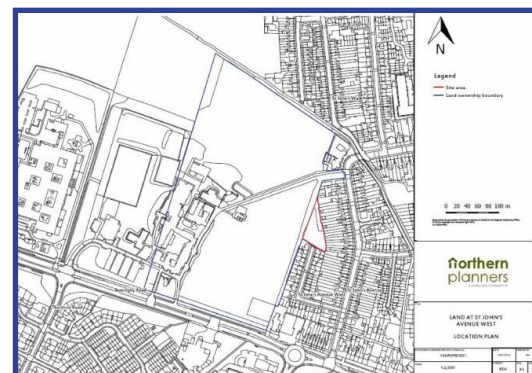




Development Site, St Johns Avenue West, Bridlington

Guide price £200,000

An excellent and rare opportunity to obtain a development site with outline planning permission for the construction of 4 detached dwellings in a sought after residential area. Situated close to local shops, supermarkets and the railway station, the site also borders the grounds of Bridlington School and is being offered for sale on behalf of the Bridlington School Foundation Trustees.



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PROPERTY TYPE:

The development site comprises part of the School grounds now fenced off and has outline planning permission (subject to approval of reserved matters) for the construction of 4 residential dwellings with access required from St Johns Avenue West.

SITUATION:

The site is situated in the popular east coast tourist resort of Bridlington having wide expanses of firm beaches, an attractive bay and a relatively flat town centre area.

Local shops and supermarkets in the town cater for immediate needs but those seeking more of a shopping day out will find York, Leeds and Harrogate do not disappoint, variously accessible by bus, train (via Scarborough) or car from Bridlington.

LOCATION:

The site is located to the north of St Johns Avenue West (off St Johns Avenue) to the west of Bridlington town centre, but there is no current road access and so special arrangements for viewing must be made through the Agent.

PLANNING CONSENT:

Outline planning permission has been obtained under Application No: DC/17/00014/OUT/EASTNN dated 21 March 2017 for the residential development comprising 4 detached dwellings. A copy of the Notice of Decision is available from Cranswicks or on the ERYC website under Planning.

BOUNDARY LIABILITIES:

The purchaser will be required as a condition of sale to erect a fence along the western boundary to the School of similar specification to the existing fence on St Johns Avenue West prior to commencement of any works on the site.

PURCHASERS COSTS:

The purchasers will be required to pay the sellers Legal and Agents fees.

VIEWINGS:

VIEWING IS BY APPOINTMENT ONLY. Anyone wishing to view the site will be required to make an appointment for accompanied viewing through the Agent with the School and have to report to the main reception office for visitor identification purposes.

JOINT AGENTS:

This land is offered for sale with joint agents Nicholas Belt Estate Agency, 24 Prospect Street, Bridlington.

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.

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