

Residential Development Opportunity

Grange Farm, Buckton, Bridlington, YO15 1HY



For Sale

- The site extends to approximately 2.52 acres (1.02 hectares)
- Stone built traditional barns and outbuildings
- Full Planning Permission for a scheme of 8 dwellings with potential for further development to the east of the site
- Located in a rural position between Filey and Bridlington
- Offers are invited to be provided by midday Thursday 20th October 2022
- Viewings strictly by appointment only

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Location

The site is situated in a rural location in the picturesque village of Buckton, which is part of the civil parish of Bempton in the East Riding of Yorkshire. The village is adjacent to Bempton and shares the same local services. The site is bordered by Bempton Gate road to the west and a neighbouring residential property to the north. Pump Lane borders the site to the south and east with agricultural fields beyond.

Bempton and Buckton Community Village Hall is located in the neighbouring village of Bempton, less than a mile to the east of the subject site. The village of Bempton also offers a primary school, church, public house and post office. The town of Bridlington, located 4 miles south of the site is also well serviced with a range of amenities. The nearest railway station to the site is located in Bempton, approximately 1 mile to the south east.

Flamborough is located 4 miles to the south east of the subject site and is home to the Flamborough Head – one of the most important seabird colonies in Europe. The promontory, 8 miles long on the Yorkshire coast of England, between the Filey and Bridlington bays of the North Sea. It is a chalk headland, with sheer white cliffs. The cliff top has two standing lighthouse towers, the oldest dating from 1669 and Flamborough Head Lighthouse built in 1806.

Description

The property comprises stone built traditional barns and outbuildings, which are now in need of refurbishment. The total site area is approximately 2.52 acres (1.02 hectares). The barns and farmhouse are of traditional stone construction with pitched roofs. The strong aesthetic charm of the buildings, together with a private and exclusive setting lends the site to a sympathetic redevelopment project to residential use.

Planning

The site currently benefits from full planning permission for the 'Demolition of blockwork/sheet metal barn and lean-to, conversion of existing grain store, stables and barn buildings to form five dwellings, one re-build to form dwelling, erection of two new dwellings and erection of new garaging' (Ref: 18/02411/PLF, dated 12th November 2019). The dwellings are to be a mixture of 2, 3 and 4 bedroom dwellings in 2 storey and single storey format. Each of the dwellings will have a generous and established private garden allocation, together with associated private parking provision. There is also potential for further development to the east of the farm buildings subject to planning.





Technical Information

All planning and technical information is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/GrangeFarmBuckton>

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Method of Sale

The site is for sale freehold with vacant possession on completion. It is expected that offers will be made by **midday Thursday 20th October 2022**. Should you be interested then please write to 'Sophie Sismanovic ' and 'Joshua Franklin' addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP'.

VAT

The vendor reserves the right to charge VAT.

Viewing

Viewing of the site is **strictly by appointment** and can be arranged via Savills. Should you wish to make an appointment, please contact:

Joshua Franklin: jfranklin@savills.com 0113 220 1258

Sophie Sismanovic sophie.sismanovic@savills.com 0113 220 1217



Important Notice

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Marketing Particulars: September 2022