



The Stables, Harland Way, Cottingham, East Yorkshire, HU16 5TB

*GUIDE PRICE: £ 400,000 (plus fees)



A site of approx 0.63 acres with an existing residential allocation and favourable Pre Application Advice for a residential conversion and new build development.

Description

Originally part of the Stables at Browsholme Farm the property represents an excellent opportunity for conversion and redevelopment in this popular location on the edge of Cottingham. The site comprises the original 2 storey Stable Block and adjoining single storey ranges of brick and timber stables arranged around a concrete yard together with an area of land to the rear (the east). In all the site extends to around 0.63 acres and is accessed from 'Westmorland Garth' on the adjoining 'Charles Church' development.

Situation

The property is conveniently situated on the western edge of Cottingham off the B1233 Harland Way. Cottingham village centre lies a mile or so to the east with Hull City Centre approximately 6 miles to the south and the attractive Georgian Market Town of Beverley approximately 5 miles to the north.

Cottingham is a popular village providing a wide range of services and amenities including primary and secondary schools, a sixth form college, train station, supermarkets, sports facilities and doctors surgery, together with a number of public houses, restaurant and shops. There are excellent access links to the main road network via the A164 (approx. ½ mile to the west) to Hull, York, North Lincolnshire and the M62 and M1 Motorways.

The property adjoins the Charles Church 'Harland Gardens' development which is currently under construction.

Services

We understand Services to the site have been disconnected. Please refer to the Legal Pack for further information. Interested parties are invited to make their own enquiries to the relevant authorities as to the availability of Services.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Joint Agent : Dee Atkinson and Harrison

The Exchange,
Exchange Street,
Driffield, East Yorkshire YO25 6LD
Tel : 01377 253151 Ref : Samantha Mellor

Dee
Atkinson
& Harrison

Planning and Development

The property is allocated under Policy COT-A for residential development in the East Riding Local Plan. Pre Application advice has been obtained from the East Riding of Yorkshire Council which supports conversion of the Stable Block to 4 dwellings together with a further 2 new build dwellings to the rear (the east). The indicative drawings (for illustration purposes only) show a sympathetic small scale development with a mix of single and 2 storey dwellings converted from the existing Stable buildings with access from Westmorland Garth. To the rear (the east) a further 2 dwellings are shown as 'new builds' with access from a private drive.

Alternatively in the Agent's opinion the property could be sensitively redeveloped, subject to the necessary planning consents, to create a single bespoke 'dream home'.

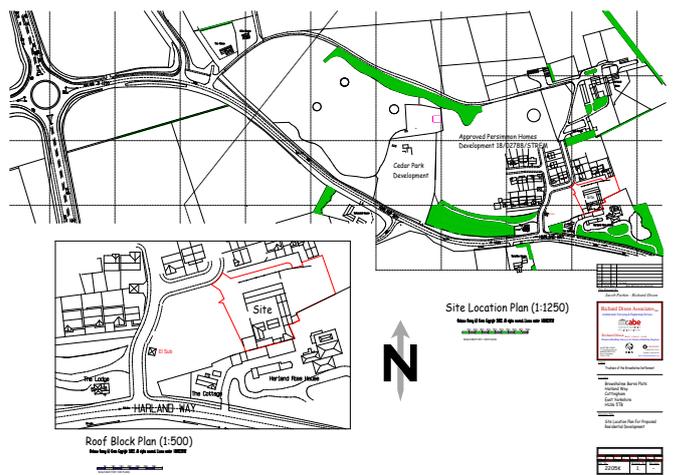
Please note that no planning application has been submitted to ERYC and the property is offered to the market with the benefit of the existing COT-A allocation and a positive pre application enquiry response. A copy of the Pre Application response together with supporting drawings (for illustration purposes only) are included in the Pack.

Viewing

Strictly by appointment with the auctioneers on 01482 866844. Please telephone to make an appointment to view on the Viewing Days which are:
Friday 24th February 4pm-5pm
Wednesday 1st March 4pm-5pm
Friday 10th March 4pm-5pm

Business Rates

The property has a current rateable value of £1,175. Interested parties are advised to confirm the accuracy of the above figure and enquire as to the rates payable and any reliefs available by contacting the Local Authority directly.



Tenure: Freehold. Vacant possession on completion.

Solicitors: Rollits Solicitors Ref : Libby Clarkson
Citadel House, 58 High Street, Hull, HU1 1QE Tel : 01482 323 239

The property will be offered for sale by online auction with bidding commencing at 12 noon on Monday 20th March 2023 and closing on Wednesday 22nd March 2023 at 3.00pm. For further legal information relating to this lot please log on to auctionhouse.co.uk/hullandeastyorkshire.

Additional Fees

The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium £480 (£400 + VAT).

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.