



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**DEVELOPMENT OPPORTUNITY**

**51 HIGH STREET, EAST COWICK, DN14 9EP**

**ASKING PRICE OF £675,000**





## INTRODUCTION

We are pleased to offer For Sale the Offices and Premises of well known local Developer Norman Zaifert Ltd which are situated in the popular rural Village of East Cowick.

This is a rare opportunity to Purchase a unique Development Project as the Site has the benefit of Full Planning Permission for the erection of 3 Detached Dwellings following the removal of the existing Outbuildings.

The Office building with Flat over also has potential for conversion into a further Detached Dwelling.

East Cowick is conveniently located for the Towns of Goole and Selby, and both the M62 and M18 Motorways are within easy reach allowing easy commuting to the major Yorkshire Business Centres.

## SITUATION

From Goole take the A614 and then the A1041 to East Cowick. On reaching the Village and after passing through the sharp right hand bend turn left into High Street where the property will be found on the left handside.



## THE PREMISES

This consists of purpose built Office accommodation which has a self contained Flat to the first floor that was built to an exacting specification by Norman Zaifert Ltd in 2011, together with 2 General Purpose Storage Sheds located in a gated Yard which also has ample open Storage.

## GROUND FLOOR OFFICE

### MAIN OFFICE 38' 3" x 17' 6" (11.66m x 5.33m)

Entrance door to front, 4 radiators, Oak and Stone flagged floor, and door to Rear Entrance Hall



### KITCHEN 9' 9" x 6' 9" (2.97m x 2.06m)

Range of units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Integrated Microwave and radiator.

## CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator and ceramic tiled floor

## REAR ENTRANCE HALL

Door to the Outside, and wide staircase to the first floor.



## FIRST FLOOR FLAT

### ENTRANCE HALL

This is approached via the Staircase from the Rear Ground Floor Entrance Hall and has a radiator.

### LOUNGE 17' 6" x 14' 9" (5.33m x 4.5m)

2 Radiators, wall lights and French doors with Juliet Balcony.

### KITCHEN 11' 3" x 8' 3" (3.43m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with chimney extractor over. Integrated Dishwasher. Radiator, 2 Velux roof lights, part ceramic tiled walls and ceramic tiled floor.

### BEDROOM 14' 9" x 10' 3" (4.5m x 3.12m)

Built in wardrobe and radiator.

### BEDROOM 13' 9" x 6' 9" (4.19m x 2.06m)

Radiator and Velux roof light.





### SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Heated towel rail and ceramic tiled floor.

### TO THE OUTSIDE

UTILITY ROOM / LAUNDRY 10'6" x 8'9" with sink unit and plumbing for auto washer.

BOILER ROOM housing Oil Fired central heating boiler.

TOILET with low flush WC and pedestal washbasin.

2 large GENERAL PURPOSE SHEDS with covered LEAN TO running the full length of the side of one of the Sheds.

### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the properties. There is oil fired central heating to radiators and windows are double glazed with UPVC sliding sash units.

None of the services or associated appliances have been checked or tested.

### OUTGOINGS

The current Rateable Value of the property is £10,750 with Business Rates payable to the East Riding of Yorkshire Council.

It is understood that the property is currently exempt from Business Rates, however it is recommended that interested parties should make their own enquiries with the Council regarding future Small Business Rate Relief.

### PLANNING PERMISSION

The Site has the benefit of FULL Planning Permission for the erection of 3 Detached Dwellings with associated access following the removal of the existing Outbuildings being Decision No: 22/02495/PLF granted by the East Riding of Yorkshire Council on the 15th December 2022.

A copy of the Planning Decision Notice together with associated Plans can be obtained from the Agents Goole Office or by visiting [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

### PLANT AND MACHINERY

The Plant and Machinery belonging to Norman Zaifert Ltd can be purchased by separate negotiations. Further details can be obtained from the Agents Office.





## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



