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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



Development Site , Land East Of Turner Avenue , Withernsea,

Development site with sea side facilities | Panoramic sea side view | Convenient for town

Asking Price: £100,000 (Guide Price)


FRANK HILL & SON
Lettings and Estate Agents
established 1924

Development Site , Land East Of Turner Avenue , Withernsea, East

Yorkshire

DESCRIPTION

Frank Hill & Son are pleased to offer a unique excellent opportunity to purchase a residential development site of 2 plots with outline planning permission for up to two dwellings situated on the North Sea Coast, convenient to the town of Withernsea. Residential Development Site, Turner Avenue, Withernsea.





Planning Permission

Outline planning permission 22/00434/OUT was granted on 14th March 2024 by the Planning Inspectorate for the erection of a residential development (subject to conditions).

Full details are available from the agents. All enquiries should be made to the planning officer at the East Riding of Yorkshire Council.

Fencing

The purchaser will erect around the boundary of the sites, a one-metre-high fence prior to development commencing.

Services

Not presently connected. Mains water, Electricity, sewage and gas are available on Turner Avenue. The Vendors have a private supply of electricity and water on their adjoining site. Any intending purchase to satisfy themselves as to mains connection requirements.

Access Road

This road will remain the property of the Vendors who will grant a right of access over it. The purchaser to upgrade to his requirements

Tenure

Freehold with Vacant Possession No known restrictions
Method Of Sale

Solicitors

D R Macnamara. Sandersons Solicitors, 187 Queen Street, Withernsea, HU19 2JR

Viewings

Viewings are strictly by appointment with Frank Hill and Son.

Agent Notes

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a consequence of this New Legislation the Vendors Agents will need to undertake DUE DILLIGENCE checks of potential purchasers prior to an offer being accepted. Please contact the agents for further information that the Money laundering 2003 and Immigration Act 2014 intending Purchasers will be asked to produce identification documentation.

PLANS AND PARTICULARS

The plans have been prepared and the acreage in the particulars are stated for the convenience of the purchases and are based on the Ordnance Survey Map with the sanction of the controller of H M A Stationery Officer. The plans and particulars are believed to be correct but their accuracy cannot be guaranteed and no claims for omissions be admitted



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

OPENING HOURS

Monday to Friday 9am to 5pm

 **01964 630531**

 **18 Market Place, Hull, Yorkshire, HU12 0RB**

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