





# Development Site, Beechwood Lane, Driffield, East Yorkshire

**DESCRIPTION**

The land offered for sale is about 1.79 Acres (0.72 Hectares) and is one of only a few remaining undeveloped sites within the Town. Outline planning consent was granted in November 2015 for an exclusive development of nineteen units including 12 detached four bedroom houses, one detached three bedroom house and six semi-detached bungalows (four affordable housing).

**LOCATION**

The site is located within the Driffield South Conservation area close to the picturesque Riverhead and is within comfortable walking distance of the Town Centre, the train station and schools. The historic market town of Beverley is located 12 miles to the south, with Hull approximately 23 miles away. Further afield, York is only 30 miles to the west.

**PLANNING PERMISSION**

Outline planning permission for nineteen dwellings was approved under application number; 15/01557/OUT. The Decision Notice dated 20th April 2016, indicative plans and the notice of decision can be downloaded from the East Riding of Yorkshire planning website at:-

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/>

**METHOD OF SALE**

The property is offered for sale by Informal Tender. Interested parties should register their interest with the selling Agents and request a tender pack. The closing date for the submission of sealed bids will be 12 noon on Friday 24th June 2016.

**RESERVATIONS & RESTRICTIONS**

The Architects drawings are an indicative proposal and may be changed, subject to the vendor's approval (consent not to be unreasonably withheld)

The purchaser will be required to carry out at their expenses, all improvements and alterations to Beechwood Lane including the junction with Riverhead as required by the highways and planning departments. The developer will also be responsible for the demolition of the existing shed and wall to create the access and for the rebuilding of the wall in the new location, using the original brick.

**FENCING LIABILITY**

The Purchaser will be required to erect and thereafter maintain a 1.8m close boarded fence to the northern boundary within 3 months of the completion of purchase. The purchaser will also be responsible for completing other fencing liabilities that are detailed in the planning consent.

**SERVICES**

Mains water, gas, electricity and drainage are all available within Beechwood Lane. Interested parties will need to make their own investigations with the relevant authorities to ascertain the exact location, depth and the costs of connection thereto.

**LOCAL AUTHORITY**

East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA.

**TENURE & POSSESSION**

The property is for sale freehold and vacant possession will be available upon completion.

