

Valuable Residential Building Land

Land South of May Cottage, 10 The Willows, Howden, DN14 7GD



The plot is situated on The Willows, which is a popular sought after residential development within the market town of Howden. The land has the benefit of full planning consent for the erection of a dwelling with associated works and infrastructure. The granted planning permission has 'permitted development rights' allowing further development of the proposed dwelling within the current planning consent.

Access to the M62 motorway network, J37 is approximately one mile.

Offers in the region of £149,000

- **Situation**

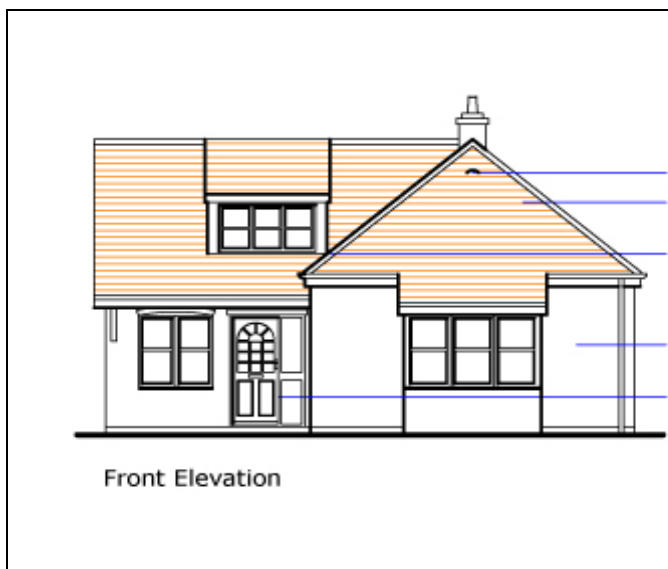
The land is accessed via Boothgate Drive, then onto The Willows development.

- **Description**

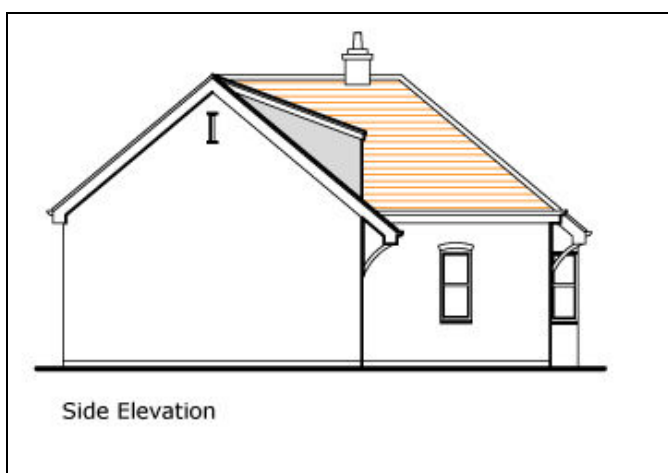
The site extends to approximately 0.16 acres (0.06 hectares) and has the benefit of full planning consent for the erection of a dwelling with associated works and infrastructure in accordance with decision number DC/16/02679/PLF/WESTWW. The granted planning permission has 'permitted development rights' allowing further development of the proposed dwelling within the current planning consent.

A copy of the planning consent can be obtained from the agents or alternatively from the East Riding of Yorkshire Council planning portal.

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?keyVal=OBLARMBJFNO00&activeTab=summary>



Front Elevation



Side Elevation

GENERAL REMARKS

- **Flood Risk**

The land is designated by the Environment Agency as Flood Zone 2.

- **Permission to Culvert**

Consent has been given by the Ouse & Humber Drainage Board to culvert a section of the Husbandman Drain to the south of the plot. This work will be carried out by the vendor prior to completion.

- **Tenure**

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

- **Possession**

The land is being offered for sale with vacant possession on completion.

- **Wayleaves, Easement & Rights of Way**

The land is sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

- **Minerals**

The mineral rights are included in the sale.

- **Deductions**

The buyer will not make any claim for deductions or dilapidations whatsoever.

- **Viewing**

The land can be viewed at any reasonable time.

- **Contaminated Land**

The seller is not aware of this land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises the Buyer to make such enquiries and investigations which may be necessary to satisfy themselves that none of the land is so filled.

- **Plans & Particulars**

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

All plans are for identification purpose only, and are not to scale. The plans have been reproduced with the sanction of HMSO under licence number 10000476. Crown copyright reserved.

- **Local Authorities**

East Riding of Yorkshire Council, County Hall, Beverley,
East Yorkshire, HU17 9BA.
Tel: (01482) 887700

Ministry of Agriculture Fisheries & Food, Government
Buildings, Crosby Road, Northallerton, North Yorkshire,
DL6 1AD
Tel: (01609) 773751

- **Services**

Prospective purchasers can make the relevant enquiries
from the following utility companies with regard to the
services available.

Yorkshire Water Services (New Supplies & Enquiries),
Broadacre House, Vicar Lane, Bradford, West Yorkshire,
BD1 5RQ.

Yorkshire Electricity (New Supplies), Supply Line
(Yorkshire Electric), P O Box 161, 161 Gelderd Road,
Leeds, LS1 1QZ

- **Misrepresentation Act 1967**

1. The Agents acting for the Vendor of the land give
notice that none of the statements in these particulars as
to the land are to be relied upon as a statement of
representation of fact. Sales particulars and plans are
for reference only and any error or omission or mis-
statement shall not annul the sale or entitle any party to
compensation nor in any circumstances give grounds
for action of law.

2. Any intending purchaser must satisfy himself by
inspection or otherwise as to the correctness of each of
the statements in these particulars.

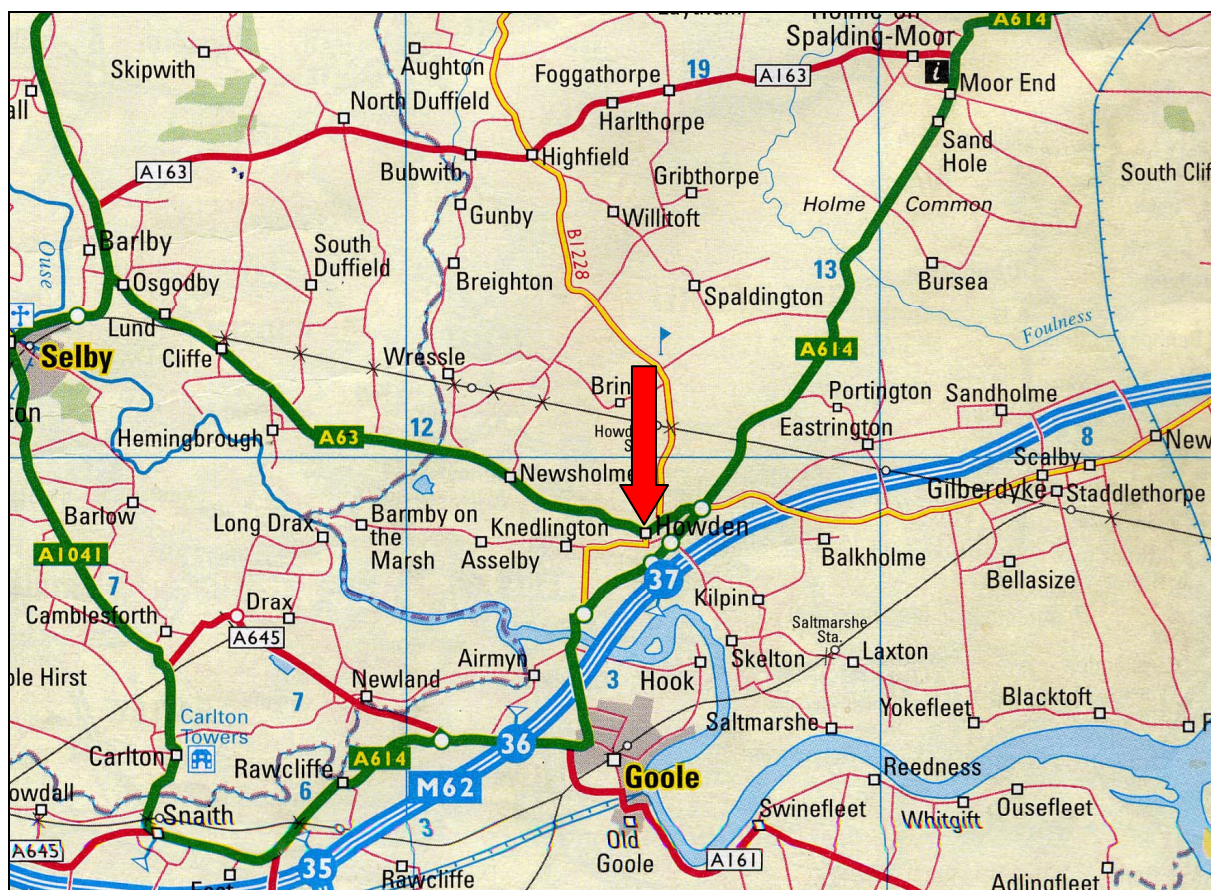
PROFESSIONAL PROPERTY SERVICES INCLUDE:

RESIDENTIAL SALES & LETTINGS
NEW HOMES
AUCTIONS
DEVELOPMENT & BUILDING LAND
COMMERCIAL SALES & LETTINGS
AGRICULTURAL
MORTGAGE & FINANCIAL
VALUATION & SURVEY

FREE MARKET APPRAISAL
FLOOR PLANS
ACCOMPANIED VIEWINGS
NEGOTIATORS VISIT ALL PROPERTIES FOR SALE
TEXT MESSAGING & E-MAIL MAILING LIST
PROPERTIES AVAILABLE 24-7 ON SCREETONS.CO.UK
QUALITY BROCHURES WITH DIGITAL COLOUR
PHOTO'S
FRIENDLY, SPACIOUS OFFICES SET IN PRIME
LOCATIONS



GOOGLE EARTH



IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.