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Matthew  
**Limb**  
MOVING HOME

# DEVELOPMENT SITE

*Building Land at 90 Northgate, Cottingham, East Yorkshire, HU16 4EH*

-  Residential Building Land
-  Attractive Opportunity
-  Full Planning Permission
-  For 2 Det. Dwellings
-  Central Location
-  Services Ducted
-  Popular Area
-  Offers Invited

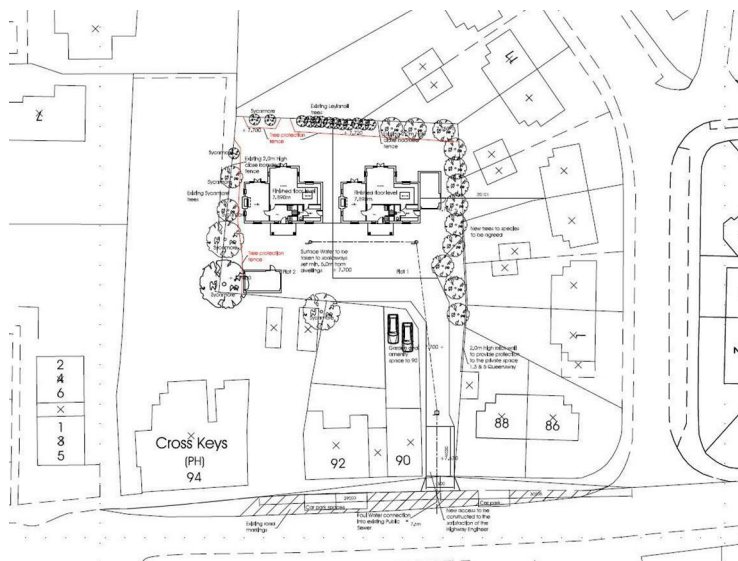
**£270,000**

## INTRODUCTION

A prime residential development site situated close to the centre of the vibrant and popular Cottingham village. This rectangular parcel of land is pleasantly tucked away behind 90 Northgate, Cottingham and will form an attractive development of two detached dwellings and associated garaging in an established setting. The property designs approved are approx 1785 sq. ft each. Full planning permission was granted in 2003 and the foundations have been poured for one of the properties. The site measures approx. 0.27 acres (0.109 ha) being approx 71 metres x 56 metres and is accessed via a private driveway from Northgate. Services have been ducted upto the front of the site. This small scale development should prove extremely popular once developed due to its central location, attractive environment and proximity to a wide range of amenities that the area has to offer.

## LOCATION

The site is set back behind 90 Northgate, Cottingham which is one of the main thoroughfares through the village, which itself is well served by an excellent range of shops, local amenities and well reputed schooling. The village has a population of over 17,000 and lies approximately 4 miles away from Kingston upon Hull and 5.6 miles from the historic market town of Beverley.



## PLANNING PERMISSION

The land has the benefit of a full planning permission, reference 13/00060/PLF. A copy of the decision notice is attached to these particulars.

The property designs approved are approx. 1785 sq.ft. each.

## SERVICES

Services have been ducted on up to the front of the site.

## TENURE

Freehold. Vacant possession granted upon completion.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

*PLOT 1 FRONT ELEVATION*



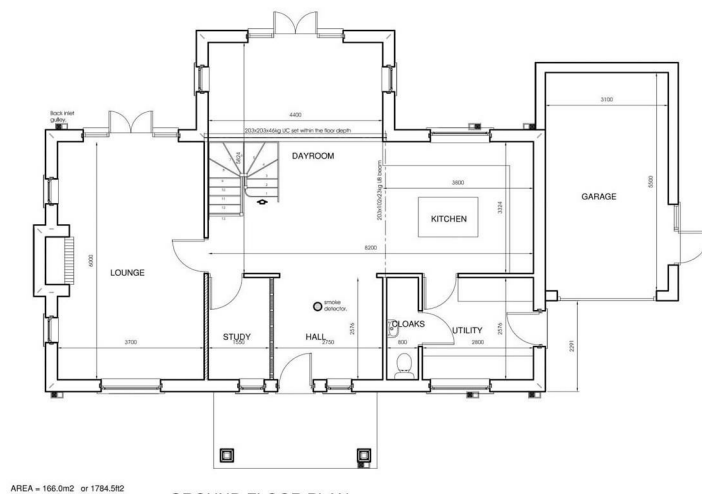
FRONT ELEVATION

*PLOT 1 REAR ELEVATION*



REAR ELEVATION

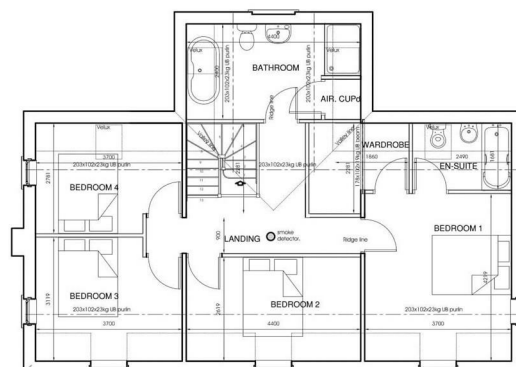
*PLOT 1 GROUND FLOOR FLOORPLAN*



AREA = 166.0m<sup>2</sup> or 1784.5m<sup>2</sup>

GROUND FLOOR PLAN

*PLOT 1 FIRST FLOOR FLOORPLAN*



FIRST FLOOR PLAN

*PLOT 2 FRONT ELEVATION*



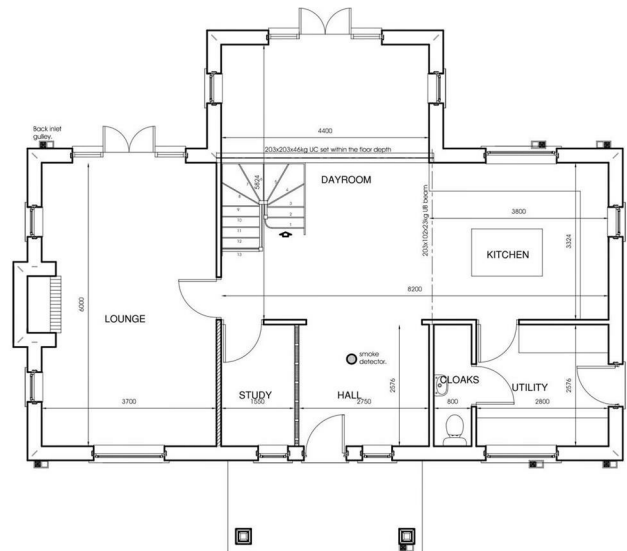
FRONT ELEVATION

*PLOT 2 REAR ELEVATION*



REAR ELEVATION

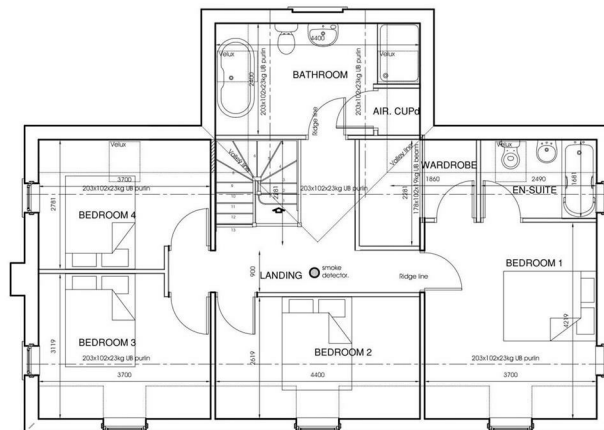
*PLOT 2 GROUND FLOOR FLOORPLAN*



AREA = 166.0m<sup>2</sup> or 1784.5ft<sup>2</sup>

GROUND FLOOR PLAN


PLOT 2 FIRST FLOOR FLOORPLAN



FIRST FLOOR PLAN



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	