



BUILDING PLOT South Townside Rd
North Frodingham, YO25 8LE
Offers over £60,000

WP WOOLLEY
& PARKS

BUILDING PLOT South Townside Rd, North Frodingham, YO25 8LE

* OPPORTUNITY TO CREATE YOUR OWN BESPOKE HOME *

SINGLE BUILDING PLOT WITH OUTLINE PLANNING PERMISSION *

An increasingly rare opportunity to acquire a single building plot in the heart of this popular village with the benefit of outline planning permission for a single detached dwelling (all matters reserved). Accessed by a shared private drive (Shared with No. 30 Main Street) from South Townside Road. Ideal for the small builder/developer or self builder looking to create a home of their dreams to their own design and specification. Early viewing recommended to avoid disappointment.

SITE DESCRIPTION

The site contains a range of garden vegetation and some small greenhouses, garage and carport and currently forms additional garden land to No.30 Main Street. The site is accessed via an existing vehicular part block paved access from South Townside Road to the south of the site. The site boundaries largely consist of 1.8m high timber close boarded fences or masonry walls, and mixed vegetation.

PLANNING

Outline Planning consent (Ref: 18/01472) was granted by East Riding of Yorkshire Council on 22nd June 2018 for the erection of a dwelling (all matters reserved) - A copy of the planning consent is available on the council's planning portal <https://newplanningaccess.eastriding.gov.uk/newplanningaccess/> or from the sole selling agents office.

PROPOSED DWELLING

It is anticipated that the site is suitable for a good sized single detached dwelling of either single or 1.5 stories in height.

RETAINED ACCESS RIGHTS

As part of the conveyance, vehicular & pedestrian access will be retained in perpetuity over the shaded area shown on the plan for the benefit of No.30 Main Street, North Frodingham.

BUYERS OBLIGATION

The buyer shall within 6 weeks of completion, demolish the existing greenhouse shown on the retained land coloured blue and provide two parking spaces for No.30 Main Street to a pre-agreed specification and thereafter keep the shared access free from obstruction.

VIEWING

The site is securely locked and viewings are strictly by prior appointment with Woolley & Parks Estate Agents - 01377 252095

Draft Details:

PLEASE NOTE: To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Measurements:

All measurements have been taken using a tape measure on site and/or taken from scaled drawings therefore, may be subject to a small margin of error. Prospective purchasers are advised to check these measurements onsite to satisfy their accuracy.

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND ADJUSTMENTS TO BE NOTED AND PASSED TO THE CONTRACT ADMINISTRATOR FOR FURTHER INSTRUCTIONS. IF IN DOUBT ASK.



