

RESIDENTIAL DEVELOPMENT LAND BRIDLINGTON ROAD DRIFFIELD



OUTLINE PLANNING PERMISSION FOR 21 DWELLINGS ON A SITE
OF APPROXIMATELY 2.19 ACRES

TOTAL LAND AREA OF 2.44 ACRES OR THEREABOUTS



FOR SALE

Dee Atkinson & Harrison

RESIDENTIAL DEVELOPMENT LAND

BRIDLINGTON ROAD, DRIFFIELD

Driffield Town Centre 1 mile | Bridlington 11 miles | Beverley 14 miles | Kingston Upon Hull 23 miles
(all distances approximate)

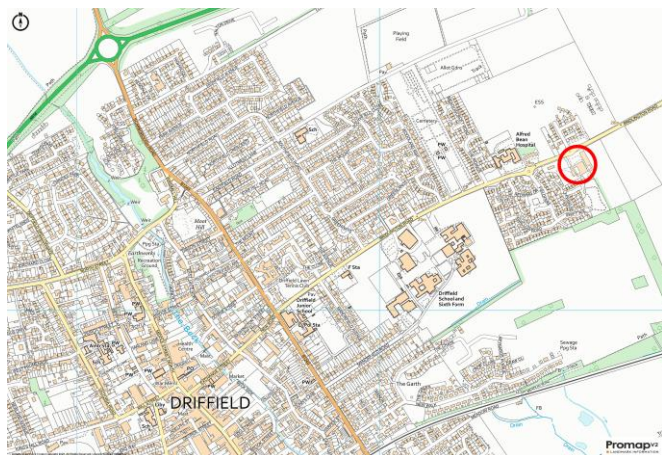
DESCRIPTION

The land comprises the former steading of Field House Farm and in total extends to 2.44 acres (0.99 hectares) or thereabouts as shown edged red and edged blue on the plan enclosed within this brochure. The area edged red extends to around 2.19 acres (0.89 hectares) and has the benefit of an outline planning consent for residential development (see details below). This area includes the former stackyard together with a range of traditional farm buildings and farm cottage. All buildings are now vacant. The area edged blue extends to around 0.25 acres (0.10 hectares) and includes the former farmhouse known as Field House together with garden which is also vacant.

It is the sellers preference to sell the whole of the land but stand alone offers will be considered for either the land edged red or the land edged blue. The development has been designed to incorporate a low density mix including 3 and 4 bedroom detached houses. The land to the north of Bridlington Road is currently under construction by Bellway Homes.



LOCATION PLAN



LOCATION

The land is well located off Bridlington Road adjacent to the existing housing development off 'Fieldfare' on the eastern edge of the popular Market Town of Driffield which is within easy walking distance. The Driffield Secondary School and VI Form together with Local Authority Leisure Centre (including swimming pool) is close by. The town known as the 'Capital of the Wolds' by virtue of its central position within the county provides a wide range of shops and amenities. The attractive Georgian Town of Beverley lies some 10 miles to the south, with the City of Kingston upon Hull a further 10 miles away. The popular coastal resort of Bridlington lies some 13 miles to the east.

PLANNING PERMISSION

Outline planning permission, comprising 21no. dwellings (16no. private and 5no. affordable) was approved at committee under application number; 16/02200/OUT. The Decision Notice has been issued. The outline planning permission expires on 25th August 2020. However, in accordance with the Business and Planning Act 2020 this has been extended so that an application for Reserved Matters approval will have to be submitted no later than 1st May 2021.

AFFORDABLE HOUSING

The planning permission includes for the provision of 25% affordable housing. However, positive discussions have been undertaken with the Local Authority to apply vacant building credits to remove this requirement. An overage will be applied to cover the uplift in value if the affordable units are not required.

DATA ROOM & INFORMATION

The provided link gives access to the complete suite of technical reports and surveys which were submitted to East Riding of Yorkshire Council as part of the planning application process. Title and registry details, utilities information, and approved drawings are also provided. Log-in details are available on request from either Dee Atkinson & Harrison or Gladman.

PHASE II INVESTIGATIONS

A Phase II site investigation has been included within the Data Room. Consideration should be given to this when arriving at a net land value.

LETTERS OF RELIANCE

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports.

ACCESS TO RETAINED LAND

The vendor is to retain access to land to the east. Please refer to the indicative plan layout and retained land plan in the Data Room for guidance.

ASSUMPTIONS

Any associated costs arising from the site investigations (if any) above standard construction costs should be included. Access is to be taken off the new roundabout constructed as part of the Bellway Homes development to the north.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The land is offered for sale by private treaty and prospective purchasers should contact Samantha Mellor at Dee Atkinson and Harrison or Simon Wilson at Gladman to register their interest in the land.

Offers for the land must clearly state any conditions attached together with a list of any assumed abnormal cost allowances. Please note preference will be given to bids with a minimum of conditionality and which include both the land edged red and the land edged blue.

VAT

Gladman Developments LTD and the owners have elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

TENURE

The property is for sale freehold with Vacant Possession on completion.

PLANNING

Planning enquiries in respect of the property should be directed to:

East Riding of Yorkshire Council
County Hall
Cross Street
Beverley
HU17 9BA
Tel: 01482 393939

CONTAMINATED LAND

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee or guarantees in this respect and advises the Purchaser(s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

PLANS, AREAS, SCHEDULES & INFORMATION

The plans provided in these sale particulars are for guidance only. It is the responsibility of the purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in September 2020.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been carried out for Field House Farmhouse and the certificate is available online.

VIEWING & FURTHER INFORMATION

Viewing of the property is strictly by appointment only. Please contact Dee Atkinson & Harrison on 01377 253151 to make an appointment.

Samantha Mellor BSc (Hons) MRICS FAAV

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