

Promapv2
LANDMARK INFORMATION

CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Land off Scarborough Road, Bridlington

- Development land
- Planning Permission for 3 detached dwellings
- North of the town centre

Guide Price £250,000



Land off Scarborough Road, Bridlington

PROPERTY TYPE

Development site with approval of Reserved Matters following outline Planning Consent for the construction of 3 detached dwellings. The site is outlined in red on the aerial photograph.

LOCATION

The site is located to the east of Scarborough Road, north of the town centre and close to the 'Old Town' of Bridlington. The land is located to the rear of 142/144 Scarborough Road and is accessed by driveway to the side of 132 Scarborough Road.

PLANNING CONSENT & APPROVAL OF RESERVED MATTERS

Outline planning permission was obtained under Application No: DC/16/00874/OUT dated 24 May 2016 for the residential development comprising 3 detached dwellings. Approval of Reserved Matters under Application No: 19/01590/REM was obtained dated 15 August 2019. Copies are available from Cranswicks or on the ERYC website under Planning.

RIGHTS OF ACCESS

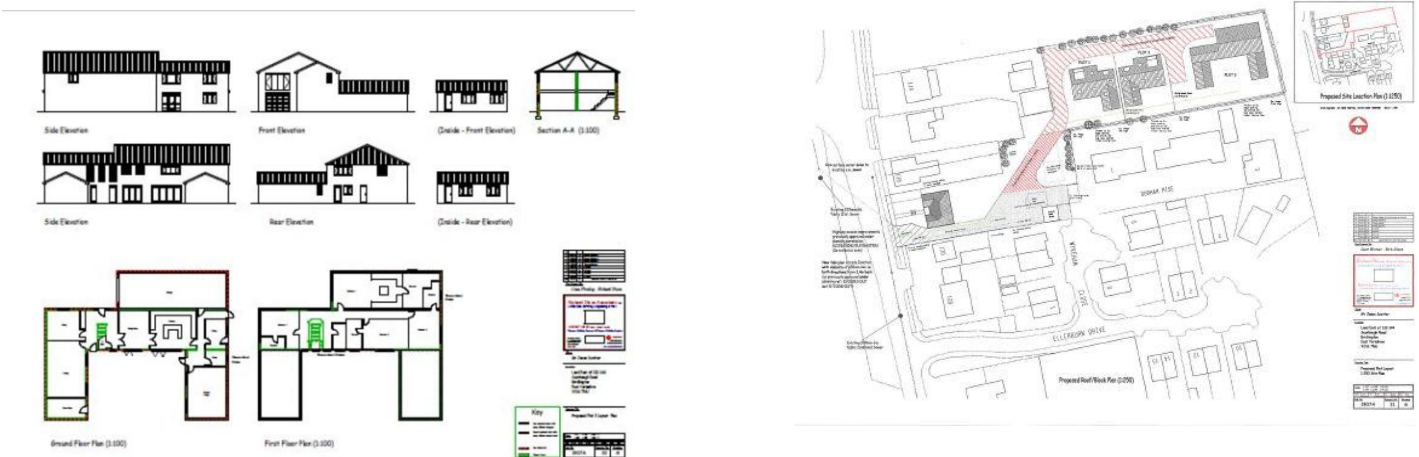
A right of way for vehicular and pedestrian access to the site is reserved along the driveway of 142 Scarborough Road for the owners and their successors in title of this land as shown in blue on the aerial photograph.

A right of access is reserved for the owners of 144 Scarborough Road and successors in title to gain pedestrian access to the buildings at the rear of 144 Scarborough Road for maintenance purposes as shown in green on the aerial photograph.

A right of way is reserved for the owners of 132 Scarborough Road and successors in title for vehicular and pedestrian access along part of the driveway for access to the rear of that property as shown in yellow on the aerial photograph.

VIEWING

Viewing must be by appointment only. To arrange a viewing please contact Cranswicks on 01262 672110 or info@cranswicks.com



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1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.



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