



Residential Development Land

Rear of 10 Station Road
North Ferriby
HU14 3DQ

Price Guide: Offers over £800,000

R.M. ENGLISH
PROPERTY CONSULTANTS

Superb development opportunity sold with the benefit of a detailed planning consent for three bespoke and very prestigious detached residences situated in high class residential street in one of the areas most sought after locations. Formerly gardens to No 10 Station Road, the site extends to approximately 0.52 acres and has the benefit of mature perimeter trees. In addition, views to the rear include the steeple tower of All Saints church. The site is within walking distance of the station and in the immediate vicinity, surrounding properties are substantial individual residences, occupying for the main, large gardens or grounds of which No 10 was a typical example. The affluent location and the prestigious nature of the proposed new dwellings combine to make this, a development opportunity of the highest quality.

Location

North Ferriby is situated on the northern banks of the Humber well placed for access onto the A63/M62 providing direct access to Leeds and Manchester whilst the M18 and A1 provide motorway connections to Doncaster and the North and South Yorkshire regions.

Situated in a tree lined avenue, part of the site lies within the North Ferriby Parkfield Conservation area. Conveniently, the site is within reasonable walking distance of the all important train station. Resorts along the east coast include Bridlington, Filey and Whitby. York is located approximately 30 miles to the west and nearby villages include Swanland, Anlaby and Hessle.

Planning

Full planning approval was granted by East Riding of Yorkshire Council in March 2005 for the construction of three detached houses - Ref No. 04/07539/PLF.

This approval has been implemented and significant ground works commenced.

A minor amendment application for all three plots was approved in June 2008:

Ref No: 08/20284/AMPLAN

Two full applications were approved in September 2010:

Ref: No. 10/01861/PLF related to revised and improved layouts to Plots 1 & 2

Ref: No. 10/01855/PLF related similarly to Plot 3

A non-material amendment for the re-alignment of the service road was approved in March 2011 - Ref No: 10/40231

Associated documentation can be downloaded as part of the supporting site documentation (see below)

Plot 1 - as per original consent



Plot 2 - as per original consent



Plot 3 - as per original consent



Schedule (based on revised drawings)

Plot 1 3492sqft

Plot 2 2529sqft

Plot 3 2615sqft

Total 8,636sqft

NB – indicative floor areas only (gifa)

Services

Water and Drainage

Mains drainage runs along Station Road itself and payment was made to Yorkshire Water in November 2007 in respect of clean and waste connections. A sub ground level pumping station has already been installed.

Electricity

Supply located on Station Road. Connection payments have been made in respect of supplies to the pumping station, temporary connection and individual plots.

Gas

Supply located on Station Road. Payment was made to Connect Utilities Ltd in December 2007 in respect of requisite gas connections.

Groundworks

The base road and foundations to slab stage on all three plots have been constructed along with the pumping station as previously mentioned. The foundations for Plot 2 however need to be re-aligned to fully correlate to the approved planning drawings.

Price Guide

Offers are invited over £800,000

Closing date for offers: Friday June 24th 2011

VAT

VAT is payable on the purchase price at the standard rate

Viewing

The site is enclosed and only accessible through locked gates. Drive-bys will provide only a limited site perspective. Viewing appointments are necessary. Prospective viewers are requested to contact R M English on 01904 697900.

Supporting site documentation

A comprehensive selection of documents is available via a website link. Please contact the Agents for the link address.

Enquiries

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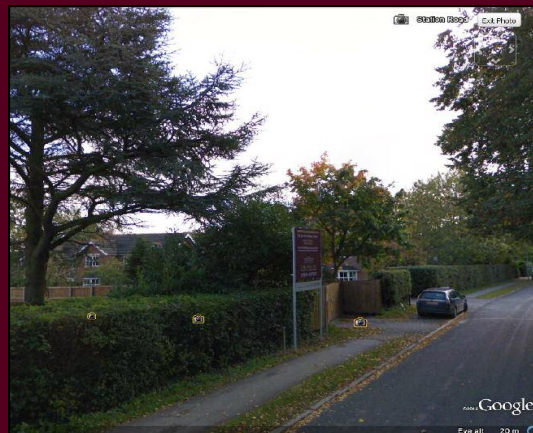
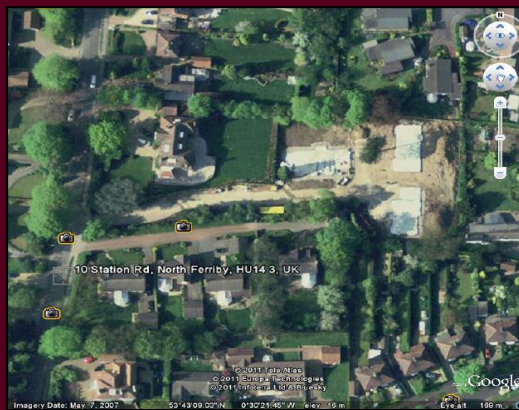
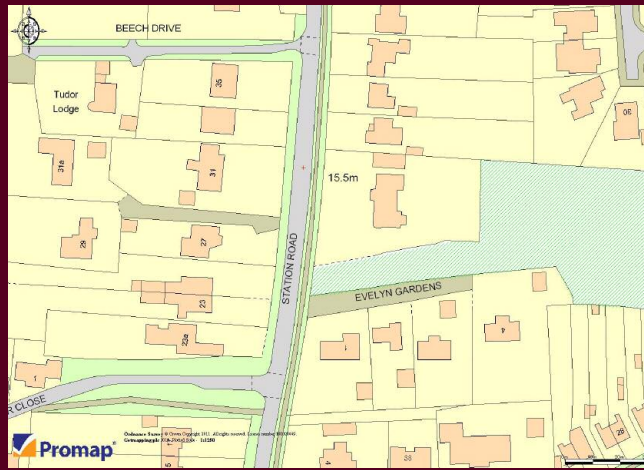
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The floor areas have been extracted from architects' drawings and may be subject to variation. Information provided does not constitute a contract or any part of a contract. Purchasers are advised that they obtain all consents to copyright in relation to plans required to implement the development.



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