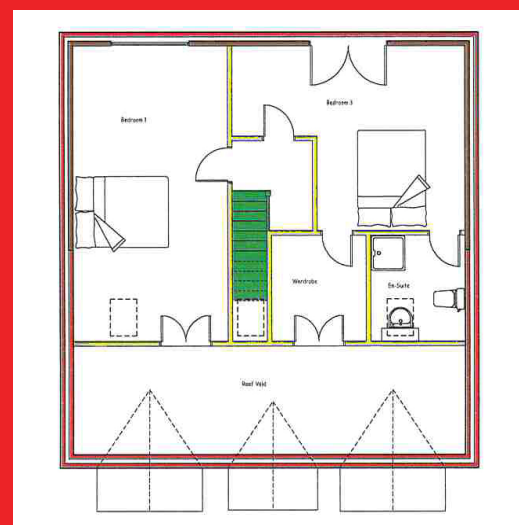
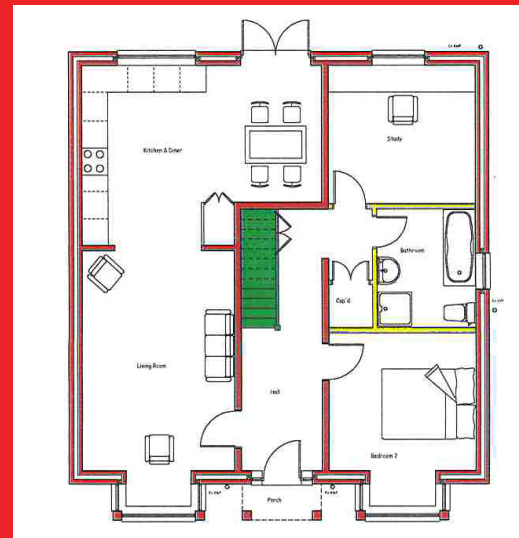
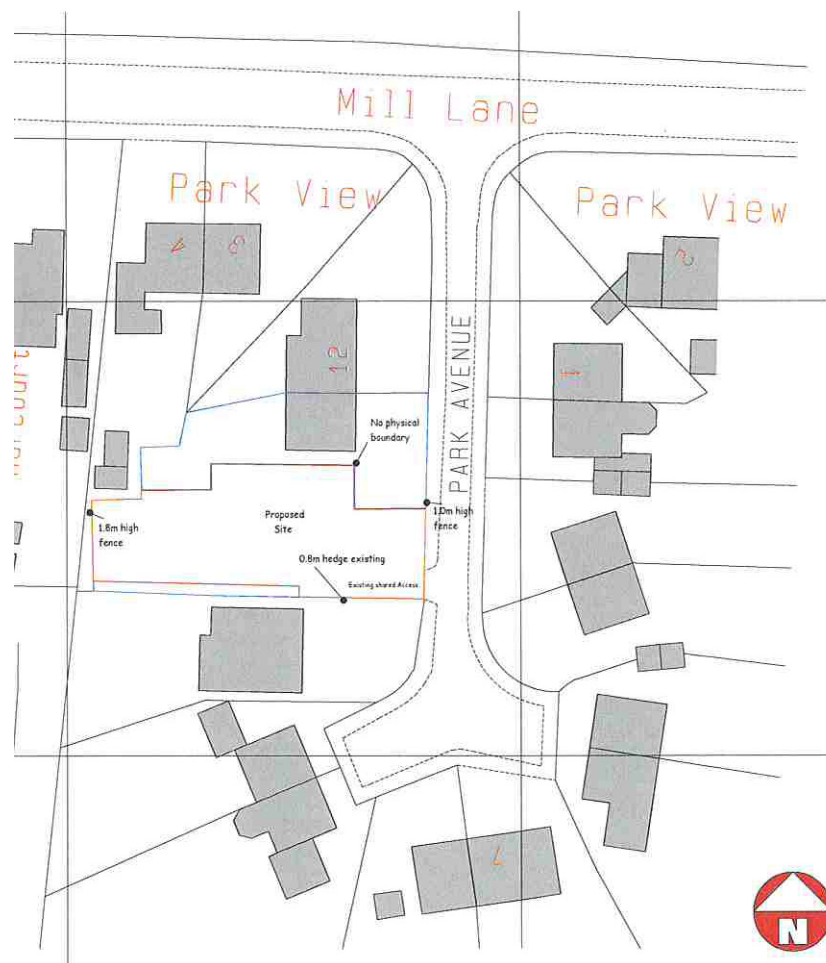
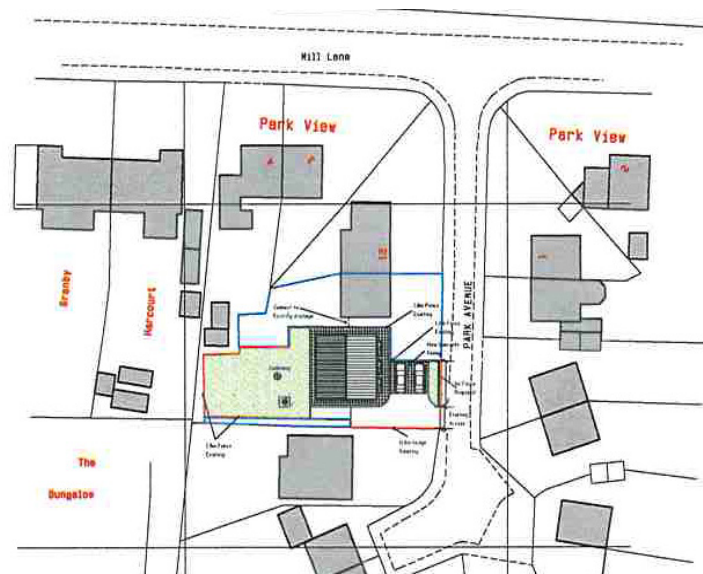




£70,000

Building Plot
south of 11 Park Avenue,
Brandesburton



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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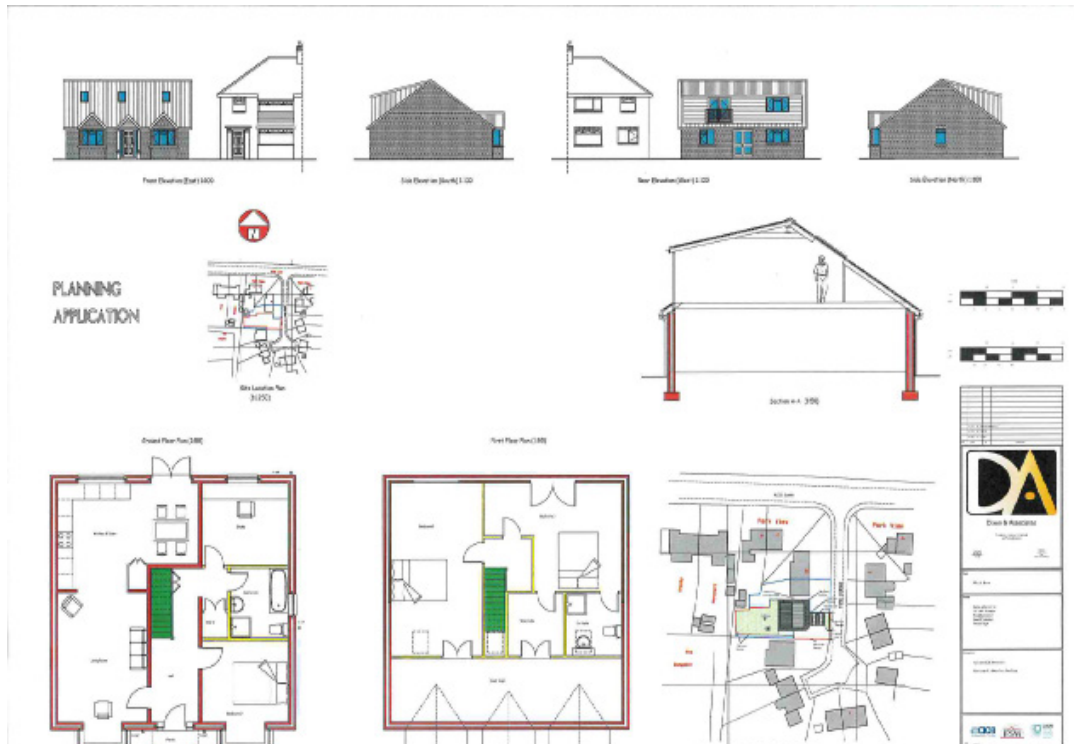
Building Plot south of 11 Park Avenue, Brandesburton, YO25 8QR

DESCRIPTION

This single building plot has full planning permission for a detached dormer house providing 3/4 bed roomed accommodation with two bath/shower rooms, parking and west facing rear garden. The site frontage is 10.3m and the plot widens to about 14.95m, being overall approx 480 sq m. in size. It is set within a small cul-de-sac of mainly semi-detached houses on the northern edge of this popular village. Individual sites of this size and value are increasingly hard to come by and the plot is a great opportunity for self-build or small scale development.

SITUATION

The plot is situated less than a quarter of a mile from the Main Street through Brandesburton along which can be found most of the wide range of amenities offered by the village to include Costcutter and newsagents shops, a post office, two public houses, a junior school and a variety of restaurants. There are also a golf course and water sports facilities in the village which lies adjacent to the A165 Hull to Bridlington road and is within a very reasonable drive of the market towns of Beverley and Driffield, and Hornsea on the east coast. Hull city centre is about 16 miles away.



PLANNING CONSENT

Full planning permission was granted on 21st December 2022 under Application Number 22/02692/PLF. A copy of the Notice of Decision and approved plans can be found on the East Riding of Yorkshire Council website using the planning public access page and entering the above application number in the search.

SERVICES

Mains water, electricity, gas and drainage are available in Park Avenue. Interested parties should make their own enquiries as to the exact location of services and cost of connection thereto.

TENURE

Freehold, with vacant possession upon completion.

RIGHT OF WAY

There is a right of access 1m wide over the southern edge of the plot for maintenance of the boundary to the adjacent bungalow.

VIEWING

Please call the agent's Beverley office. Tel: (01482) 866844.

AGENT'S NOTE

We have been informed and have seen letters to suggest the telegraph pole and underground electricity supply to neighbouring properties that run under the plot are being removed though we are waiting confirmation of when it will happen.

