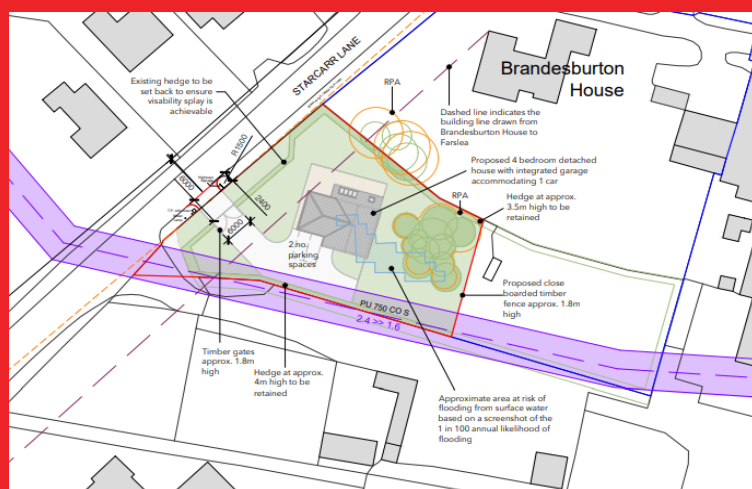




£225,000

**Building Plot,
Starcarr Lane,
Brandesburton**



Dee Atkinson & Harrison

Building Plot, Starcarr Lane, Brandesburton, YO25 8RT

DESCRIPTION

A superb opportunity to acquire a desirable development opportunity in a prime position in this sought after East Yorkshire village. Outline planning permission was granted on 25/11/2025 for a 4 bedroom detached house with single garage and 2 parking spaces. It is a sizeable plot at about 0.65 acres as it includes an extra area of garden beyond what was initially envisaged with the initial application. The size of the plot along with the excellent location is likely to make it highly appealing and early viewing is essential to avoid disappointment.

The full application and associated documents can be seen on the East Riding of Yorkshire Council Planning portal under reference 25/02734/OUT. The outline permission granted in late 2025 allows for the construction of a 4 bedroom detached house with a single garage and 2 parking spaces. The property would be set back from the road and currently lies behind a high hedge. The additional area of land behind that envisaged in the initial application means it is an appealing plot size of approximately 0.65 acres so even with the house being positioned a little back from the road, there will plenty of rear garden. There may also be the potential second plot at the rear of the site using the designated access route, subject to necessary planning consents. This great development opportunity is located on the south side of the village close to the junction with Main Street which leads to the centre of the village with its great range of pubs and amenities. Hainsworth Park Golf Club is just a little further along the road.

The outline planning permission is valid for 3 years from the date of the decision and contingent on various matters laid out in the decision letter which can be viewed via the East Riding of Yorkshire Council Planning Portal under reference 25/02734/OUT along with other relevant documents. We also have a copy on file and can supply it if required.

Early viewing is essential to fully appreciate the appeal of the plot and location.

LOCATION

Starcarr Lane runs along the south-eastern side of the village. There are a number of distinctive properties along it including the adjacent Brandesburton House as well as Hainsworth Park Golf Course. There is also some commercial usage and access points for a number of holiday home sites that sit back from the road. The plot is located a short distance from the junction with Main Street which leads into the centre of the village where there is a local shop, post office, a couple of pubs, takeaways and a primary school. There is a popular pizza restaurant with a lakeside location situated on one of the nearby holiday home sites. These excellent amenities are supplemented by those in nearby Leven with Hornsea, Beverley and Driffield all not far away and providing even more.

SERVICES

None known to be currently connected to the site.

TENURE

Freehold with vacant possession.

VIEWING

Strictly by appointment with the agent's Beverley office. Telephone: 01482 866844.



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