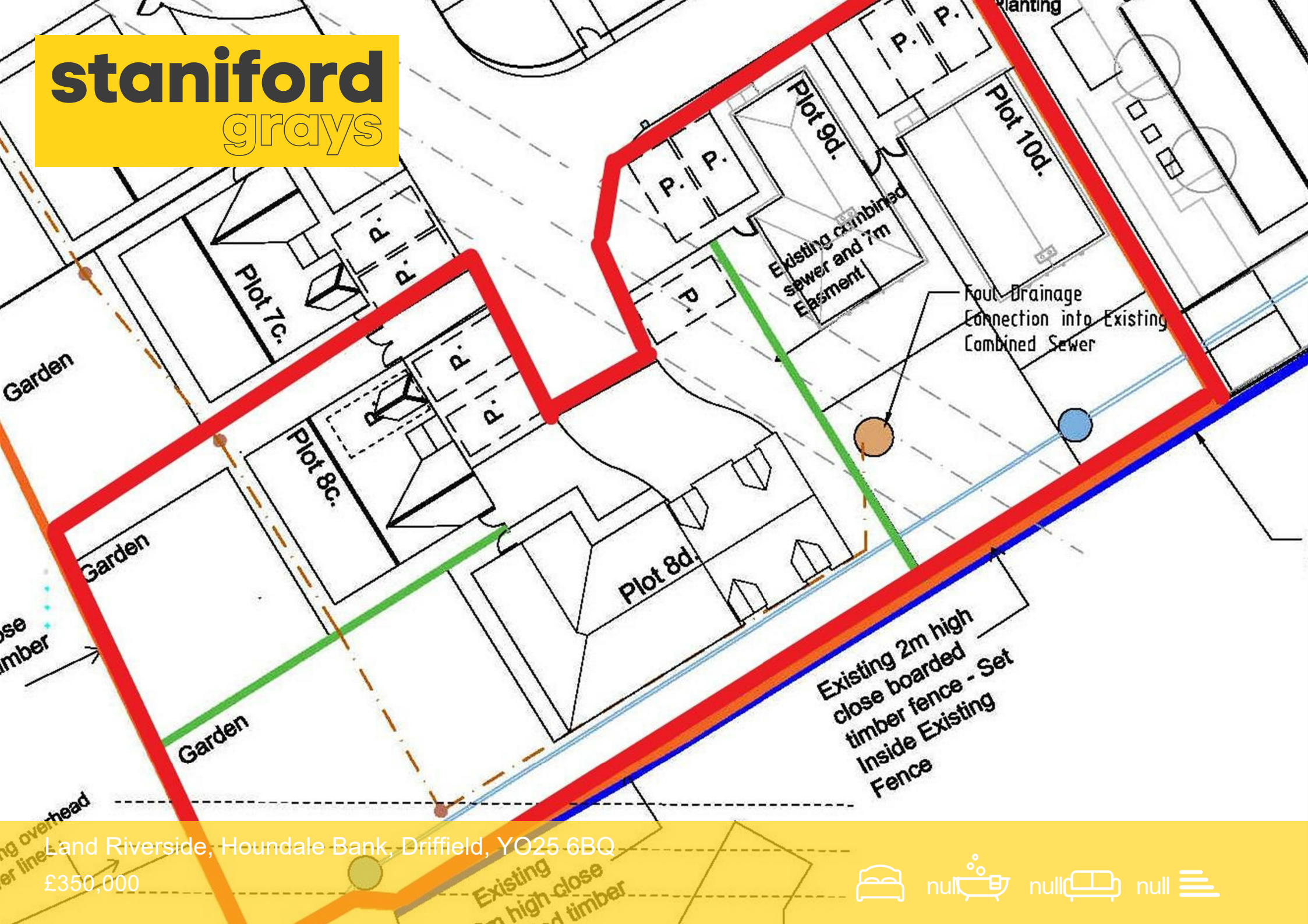


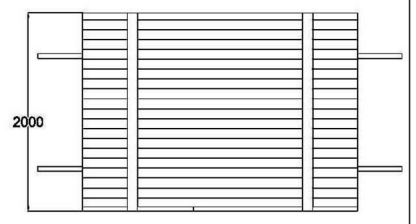
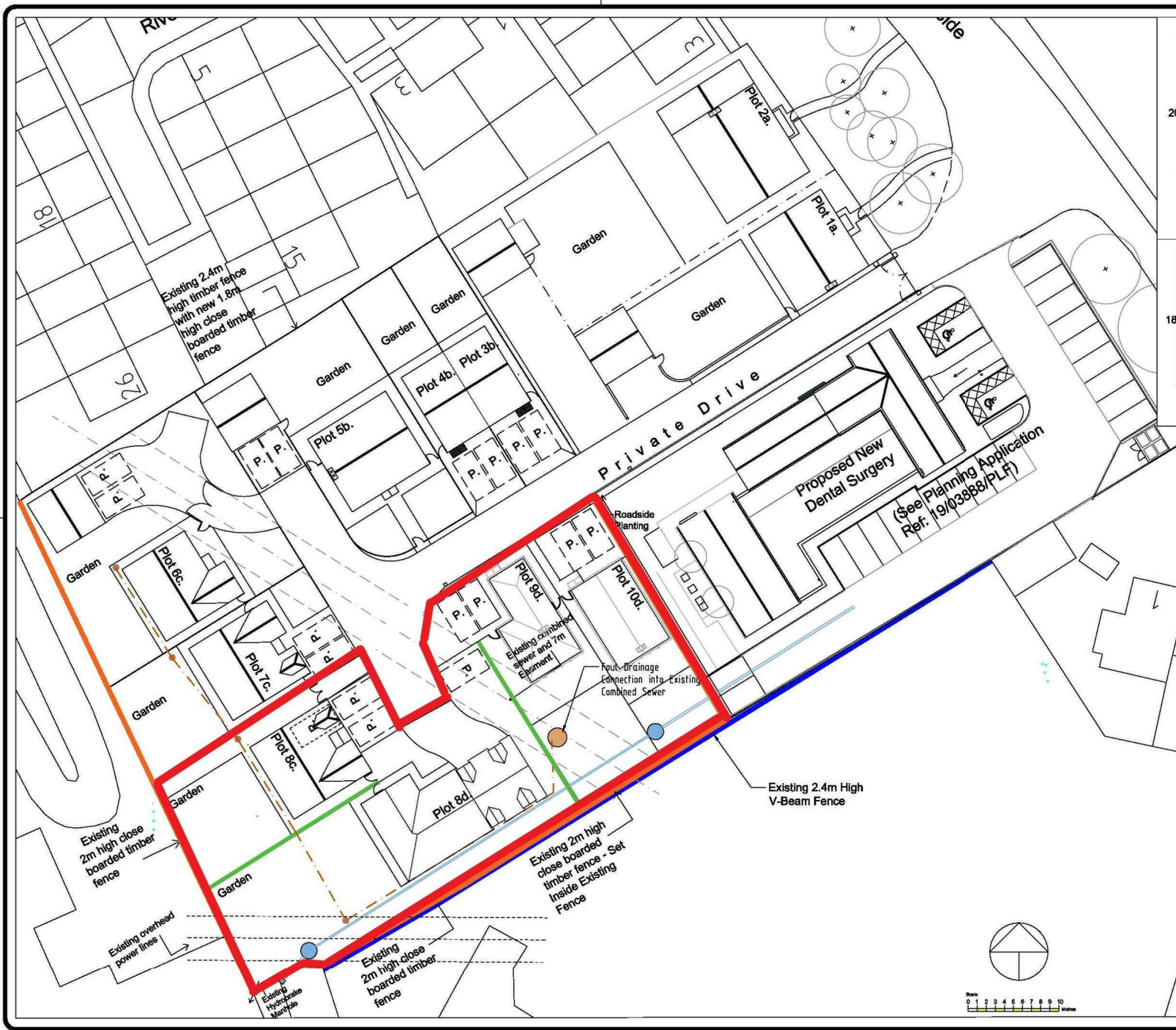
# staniford grays



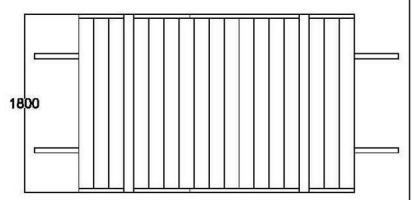
Land Riverside, Houndale Bank, Driffield, YO25 6BQ  
£350,000







Timber Acoustic Fence  
2m High Close Boarded  
Minimum Density of 10kg/sqm  
1:25 @ A1



1.8m High Close Boarded Timber Fence  
1:25 @ A1

- - Existing 2.4m High V-Beam Fence
- - Existing 2m High Timber Close Boarded Acoustic Fence
- - Existing 1.8m High Close Boarded Timber Fence
- - Proposed 1.8m High Close Boarded Timber Fence

| REVISION | DESCRIPTION                                | DATE     | BY  |
|----------|--|----------|-----|
| A        | Houses Moved To Accomodate Rerouted 11 KVA | 18/10/23 | CT  |
| B        | Foul Drainage Shown                        | 25/10/23 | MSH |
| C        | Plot 8D Revised                            | 23/11/23 | MSH |
|          |  |          |     |
|          |  |          |     |
|          |  |          |     |

**Eco Custom Homes Limited.**

60a Middle Street South,  
Driffield  
East Yorkshire  
YO25 6PH

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CLIENT:

PROJECT: Riverside Driffield

TITLE: Proposed Site Plan  
2 Houses

SCALE: 1:200 @ A1    DRAWN BY: CT    DATE: 06/03/23    CHECKED:

DRAWING No: 220203 - 00 - 014    REVISION: C

# Land Riverside

Driffield, YO25 6BQ

- FULL PLANNING PERMISSION GRANTED
- GATED COMMUNITY OF NEW BUILD HOMES
- FULL DEVELOPMENT PACK AND PLANS AVAILABLE UPON REQUEST
- APPLICATION REFERENCE 23/00675/PLF AND 23/02953/PLF
- FOUR DETACHED AND FULLY SERVICED PLOTS
- PROMINENT DRIFFIELD SETTING
- IDEAL FOR DEVELOPERS LOOKING FOR A TURN KEY OPPORTUNITY

4 DETACHED AND SERVICED DEVELOPMENT PLOTS AVAILABLE AT RIVERSIDE DRIFFIELD-

The site comprises of a unique development opportunity (FULL PLANNING PERMISSION GRANTED) within a popular residential location in Driffield.

Located in a gated setting off Riverside and set amongst some further new build homes of an executive nature.

DEVELOPMENT PACK AVAILABLE UPON REQUEST.

Thurston  
Bury St Edmunds  
IP31 3SH

Application No: 23/02953/PLF

Case Officer: Mrs Mandy Cooper

## NOTICE OF DECISION

### TOWN AND COUNTRY PLANNING ACT 1990

|                          |  |
|--------------------------|--|
| <b>Proposal:</b>         | Erection of 2 dwellings with associated parking and infrastructure               |
| <b>Location:</b>         | Former Highways Depot, Riverside, Driffield, East Riding Of Yorkshire, YO25 6PA, |
| <b>Applicant:</b>        | Mr Richard Burt  |
| <b>Application type:</b> | Full Planning Permission   |

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

23/02953/PLF Rev A - Amended Location Plan received on 14/12/2024

£350,000

Case Officer: Mrs Mandy Cooper

## NOTICE OF DECISION

### TOWN AND COUNTRY PLANNING ACT 1990

|                          |  |
|--------------------------|--|
| <b>Proposal:</b>         | Erection of 2 dwellings  |
| <b>Location:</b>         | Former Highways Depot, Riverside, Driffield, East Riding Of Yorkshire, YO25 6PA, |
| <b>Applicant:</b>        | Eko Custom Homes   |
| <b>Application type:</b> | Full Planning Permission   |

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The development hereby permitted shall be carried out in accordance with the following

## DEVELOPMENT LAND WITH FULL PLANNING PERMISSION

### DEVELOPMENT LAND DETAILS

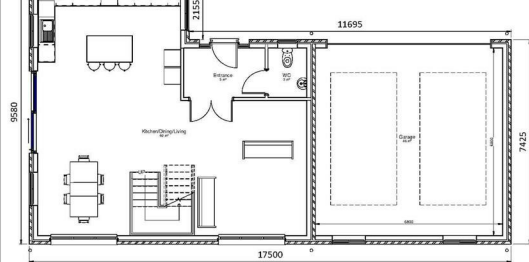
- Planning permission granted under applications 23/00675/PLF and 23/02953/PLF
- 4 Detached Dwellings approved (under 2 applications)
- Gated setting off Riverside
- Viewing as per guidelines below
- Fully serviced plots

### EXTENT OF THE SITE

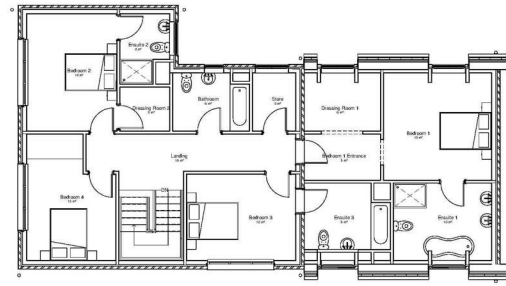
Access is granted off Riverside via Houndale Bank, being a residential cul-de-sac of a limited number of new build dwellings (currently under construction).

The opportunity available will provide 4 serviced detached plots.

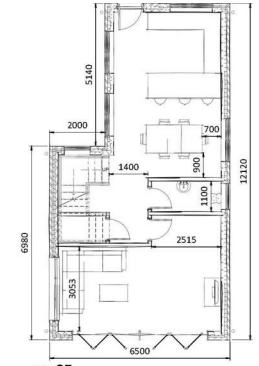




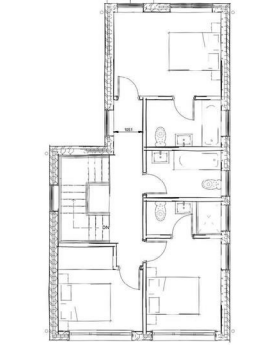
1 GF  
1:50



2 FF  
1:50



1 GF  
1:50



1 GF  
1:50



3 Front Elevation  
1:100



4 Left Side Elevation  
1:100



5 Rear Elevation  
1:100



6 Right Side Elevation  
1:100



| Rev | Description                     | Date     | Issued by |
|-----|---------------------------------|----------|-----------|
| A   | House Type Revised              | 20/11/22 | CT        |
| B   | Windows Added to Rear Elevation | 20/11/22 | CT        |

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CLIENT: \_\_\_\_\_

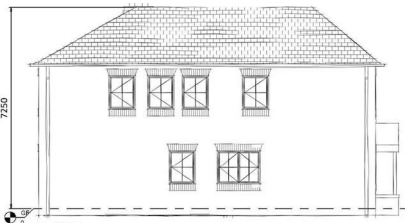
PROJECT: Riverside Driffield

TITLE: Proposed 8D Overview

SCALE: A1 | DRAWN BY: \_\_\_\_\_ | DATE: \_\_\_\_\_ | CHECKED: \_\_\_\_\_



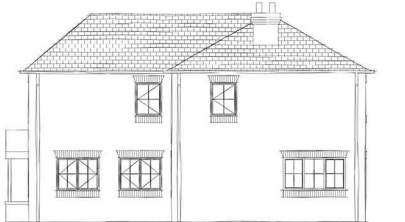
3 North  
1:50



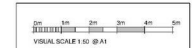
4 East  
1:50



5 South  
1:50



6 West  
1:50



| Rev | Description        | Date     | Issued by |
|-----|--------------------|----------|-----------|
| A   | Scale Bar Included | 17/11/22 | MEH       |

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CLIENT: Ashcourt Group

PROJECT: Riverside Driffield - Replacement Houses

TITLE: Plot 9D Overview

SCALE: A1 | DRAWN BY: \_\_\_\_\_ | DATE: 17/11/22 | CHECKED: Approver

## EXCHANGE PROCEDURE- TERMS OF BUSINESS

- 1) The successful applicant will be required to exchange within 30 days of confirmation of instructing solicitors.
- 2) Legal completion to take place within a further 30 days.

Further details of conditions and requirements for submitting a planning application please contact East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA T: 01482 393939 <http://www2.eastriding.gov.uk/environment/planning-and-building-control/planning-disclaimer/> under application reference 23/00675/PLF and 23/02953/PLF

## VIEWING

The site is currently under construction so please be respectful of this and notify the selling agents when you plan to attend for inspection.

It is available for access between the hours of 9.00 am and 5.00 pm daily upon notification to Staniford Grays.

Any interested parties should be aware that the neighbouring homes are occupied and we would ask you to proceed onsite with caution and at your own risk, but at all times give consideration to the occupiers.

For any further information please contact:

- Benjamin Wright -
- E: [ben.wright@stanifords.com](mailto:ben.wright@stanifords.com)
- T: 01482 631133

## TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

## MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Stanifords Financial Services and the Mortgage Advice Bureau. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and [swansales@stanifords.com](mailto:swansales@stanifords.com).

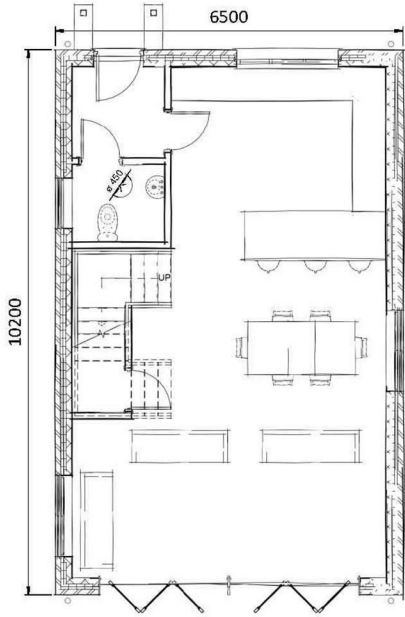
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

## WEBSITES

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk) [www.onthemarket.com](http://www.onthemarket.com)



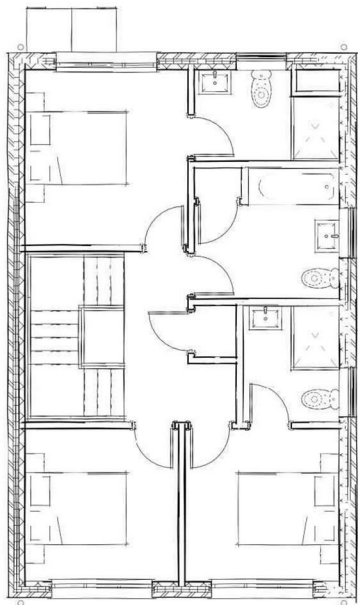
1 GF  
1 : 50



3 North  
1 : 50



4 East  
1 : 50



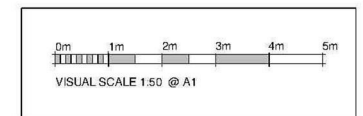
2 FF  
1 : 50



5 South  
1 : 50



6 West  
1 : 50



| Rev | Description        | Date     | Issued by |
|-----|--------------------|----------|-----------|
| A   | Scale Bar Included | 13/03/23 | MSH       |
|     |                    |          |           |
|     |                    |          |           |

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CLIENT : Ashcourt Group

PROJECT : Riverside Driffield - Replacement Houses

TITLE : Plot 10D Overview

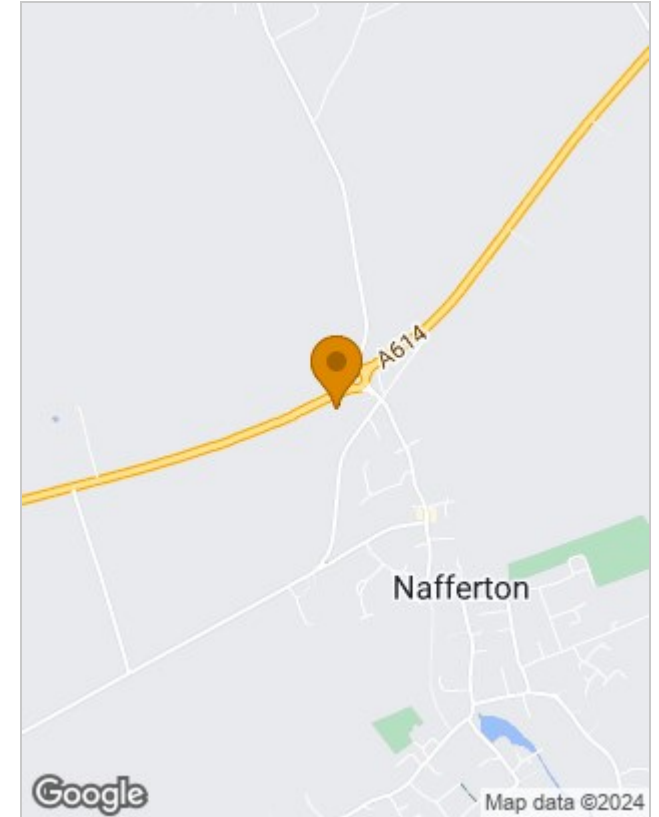
| SCALE at A1 : | DRAWN BY : | DATE :   | CHECKED : |
|---------------|------------|----------|-----------|
| 1 : 50        | CT         | 17/11/22 | Approver  |

| DRAWING No        | REVISION : |
|-------------------|------------|
| 5412 - P10D - 001 | A          |

## Floor Plans



## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.