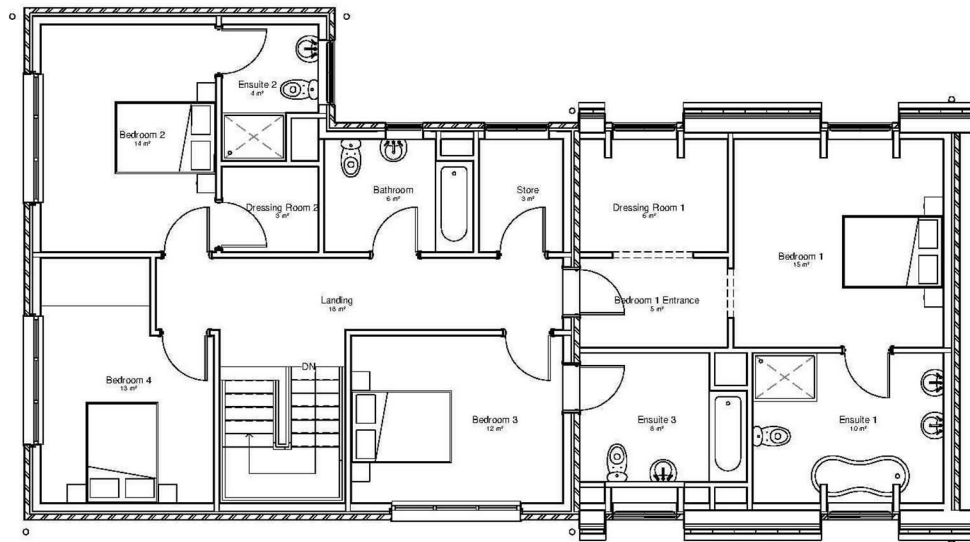


1 GF
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2 FF
1 : 50



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	23/11/23	CT
B	Windows Added To Rear Elevation	15/04/24	CT

Eco Custom Homes

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CLIENT :

PROJECT : Riverside Driffield

TITLE : Proposed 8D Overview

SCALE at A1 :	DRAWN BY :	DATE :	CHECKED :
As	CT	24/03/23	Approver

Plot 9 Riverside, Houndale Bank, Driffield, East Riding of Yorkshire, YO25 6BQ

LARGE CORNER PREMIUM PLOT OPPORTUNITY-

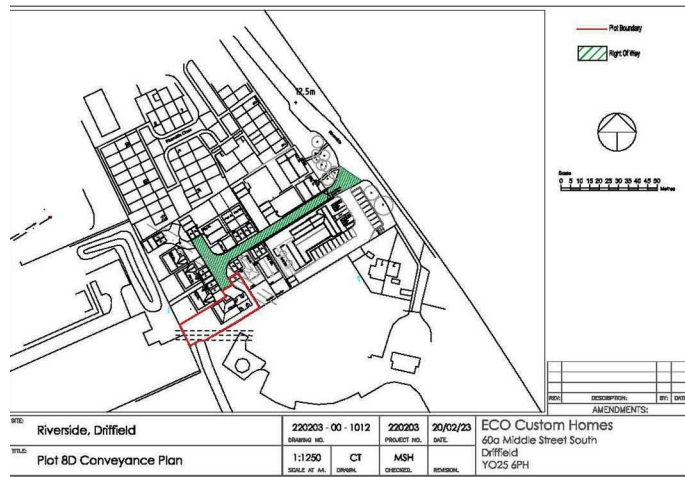
4 BEDROOM DETACHED AND FULLY SERVICED DEVELOPMENT PLOT AVAILABLE AT RIVERSIDE, DRIFFIELD-

The successful planning permission allows for the development of a modern designed, detached home extending 147 square metres (1581 sq ft) including the garage and offers an applicant the opportunity to create contemporary styled home in a private cul-de-sac setting.

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

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

DEVELOPMENT PACK AVAILABLE UPON REQUEST.



Room Name	m2
Entrance	5
WC	3
Open Plan Kitchen/Dining/Living	69
Garage	46
Landing	18
Bedroom 2	14
Ensuite 2	4
Dressing Room 2	3
Bedroom 4	13
Bedroom 3	12
Ensuite 3	7
Bathroom	6
Store	3
Bedroom 1 Entrance	5
Dressing Room 1	6
Bedroom 1	15
Ensuite 1	10
Attaching Garage	239



DEVELOPMENT PLOT WITH FULL PLANNING PERMISSION

DEVELOPMENT PLOT DETAILS

- Planning permission granted under application 23/02953/PLF
- Detached Dwelling approved
- Gated setting off Riverside
- Viewing as per guidelines below
- Fully serviced plot

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 a single serviced detached .

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
- T: 01482 631133

PROPOSED ACCOMODATION SCHEDULE

GROUND FLOOR

ENTRANCE HALL

RECEPTION LOUNGE

W.C.

DINING/DAYROOM/KITCHEN

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM 1

DRESSING ROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

DRESSING ROOM 2

ENSUITE SHOWER ROOM

BEDROOM 3

ENSUITE SHOWER ROOM

BEDROOM 4

HOUSE BATHROOM

GARAGE

TENURE

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

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

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.

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 www.rightmove.co.uk
www.vebra.co.uk www.onthemarket.com



Bury St Edmunds
IP31 3SH

Application No: 23/02955/PLP

Case Officer: Mrs Mandy Cooper

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

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

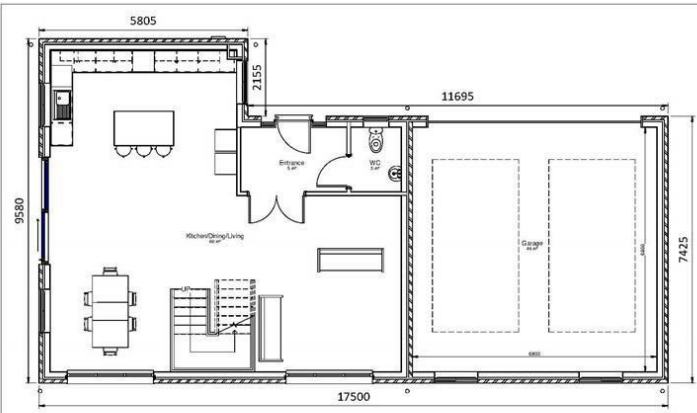
The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

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

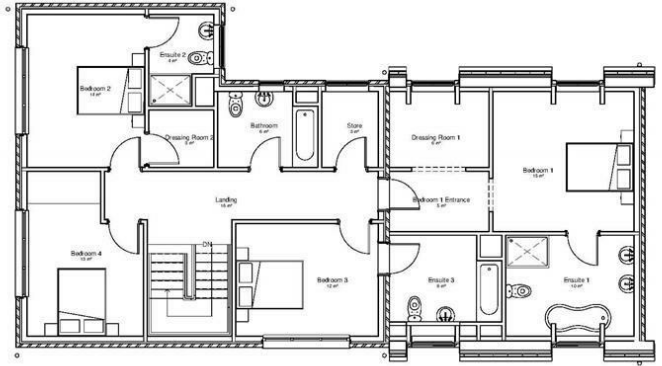
This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority- retains the right to review unimplemented permissions.

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





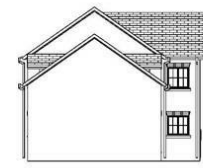
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Rev	Description	Date	Issued by
A	House Type Revised	29/11/23	CT
B	Windows Added To Rear Elevation	15/04/24	CT



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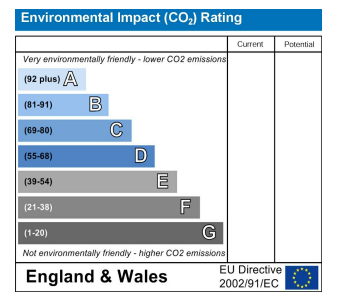
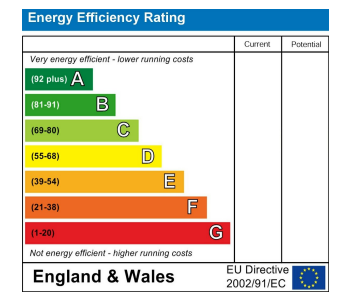
CLIENT: _____

PROJECT: Riverside Driffield

TITLE: Proposed 8D Overview

SCALE: As Indicated
DRAWN BY: CT
DATE: 24/03/23
CHECKED: Approver
REVISION: B

DO NOT SCALE IF IN DOUBT ASK



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