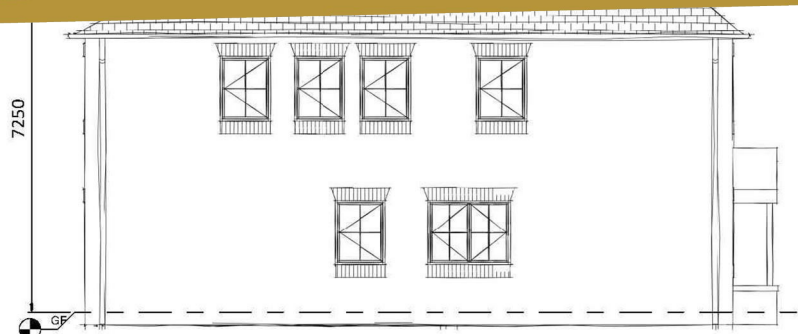


**1 GF**  
1 : 50



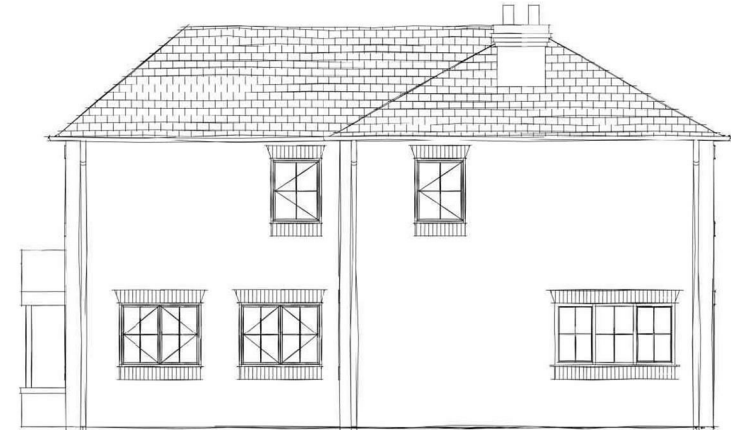
**3 North**  
1 : 50



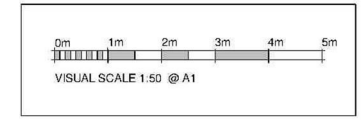
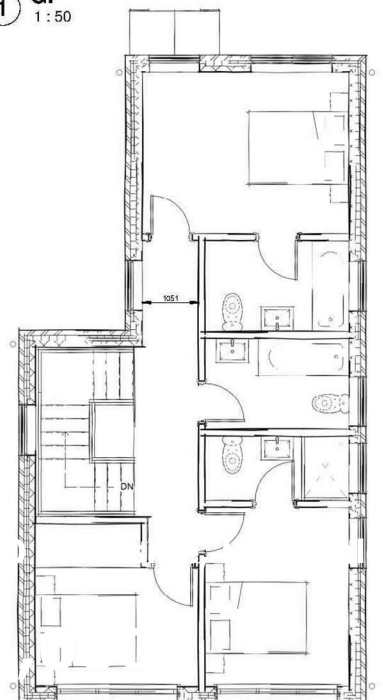
**4 East**  
1 : 50



**5 South**  
1 : 50



**6 West**  
1 : 50



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

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CLIENT : Ashcourt Group

PROJECT : Riverside Driffield - Replacement Houses

TITLE : Plot 9D Overview

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

# Plot 10 Riverside, Houndale Bank, Driffield, East Riding of Yorkshire, YO25 6BQ

SINGLE PLOT OPPORTUNITY-

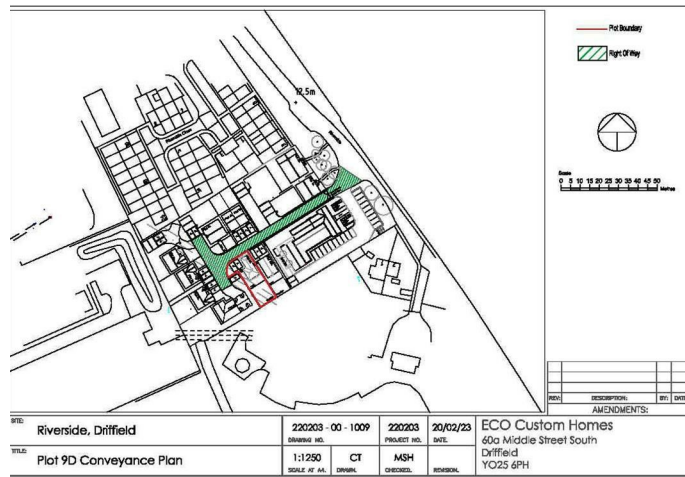
3 BEDROOM DETACHED AND FULLY SERVICED DEVELOPMENT PLOT AVAILABLE AT RIVERSIDE, DRIFFIELD-

The successful planning permission allows for the development of a modern designed, detached home extending 109 square metres (1173 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
Kitchen/Dining	30
WC	3
Living	21
Store	2
Landing	13
Bedroom 1	11
Ensuite 1	5
Bathroom	4
Bedroom 2	9
Ensuite 2	3
Bedroom 3	8
Living Garage	109

Bury St Edmunds  
IP31 3SH

Application No: 23/00675/PLF

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 approved plans:

- o 2022-06/L03 - Location Plan as received on 02.03.2023

## **DEVELOPMENT PLOT WITH FULL PLANNING PERMISSION**

### **DEVELOPMENT PLOT DETAILS**

- Planning permission granted under applications 23/00675/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](mailto: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**

### **ENSUITE SHOWER ROOM**

### **BEDROOM 2**

### **ENSUITE SHOWER ROOM**

### **BEDROOM 3**

### **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](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)







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CLIENT: Ashcourt Group

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TITLE: Plot 9D Overview

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

DRAWING NO: 5412 - P9D - 001 REVISION: A

DO NOT SCALE IF IN DOUBT ASK

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	