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Matthew  
**Limb**  
MOVING HOME



*Land South of Cara House Beck Lane, Welton, East Yorkshire, HU15 1PW*

- 📍 Prime Building Plot
- 📍 Outline Planning Permission
- 📍 For Erection of a Dwelling
- 📍 Immediate Access to the A63
- 📍 Attractive Surroundings
- 📍 Approx. 0.7 Acre
- 📍 Close to Village Centre
- 📍 A Rare Opportunity

*Offers Over £295,950*



## INTRODUCTION

This significant building plot is around 0.7 acre and is situated close to the picturesque Welton village centre. Outline Planning Permission was granted on the 21st October 2022 for the "erection of a dwelling", a copy of the decision is attached. The land is former garden land to Cara House, a substantial Georgian style modern mansion situated to the north of the plot. For further context, an adjacent plot is currently being developed for a significant detached residence of around 4,500sq. ft.. The general area is characterised by fine detached houses including a recent exclusive development of Danegeld Garth. It is therefore to be expected that a significant detached dwelling will be permitted, however further clarity/guidance can be sought from the planning department of the East Riding of Yorkshire Council.



## ACCESS

Access "in and out" of the plot is to be via the Welton slipway to the A63 east bound carriageway. This access point is situated to the south of the main village and if wishing to travel west, an overpass to the carriageway providing a return in the opposite direction, is located approximately 1 mile distance.

## LOCATION

The plot lies close to Welton's beautiful village centre, making this one of the regions most desirable places to live. The village is clustered around St Helen's church and the village pond and with a running stream coming down from the Dale. Welton has a well reputed village pub which also serves food, a school and a highly reputable secondary schooling at South Hunsley lies in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for the commuter with Hull city centre some 8 miles to the east or access into the M62 and national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough, also where more extensive facilities including supermarkets can be found.



**PLANNING**

Outline planning permission was obtained on the 21st October 2022 - Application NO: 22/01807/OUT



County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939  
www.eastriding.gov.uk  
Stephen Hunt Director of Planning and Development Management

Mr Christopher Kendall  
2 York Cottages  
Elm Grove Road  
Cobham  
KT11 3HG  
United Kingdom

**Your Ref:**  
**Contact:** Mrs Shirley Ross  
**Email:** shirley.ross@eastriding.gov.uk  
**Tel:** (01482) 393867  
**Date:** 21 October 2022  
Application No: **22/01807/OUT**

Case Officer: Mrs Shirley Ross

**NOTICE OF DECISION**

**TOWN AND COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	OUTLINE - Erection of a dwelling (all matters reserved)
<b>Location:</b>	Land South East Of Cara House, Beck Lane, Welton, East Riding Of Yorkshire, HU15 1PW,
<b>Applicant:</b>	Mr and Mrs M Taylor
<b>Application type:</b>	Outline 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:

- Approval of the details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved:
  - the layout of the development
  - the scale of the development
  - the appearance of the development
  - the means of access to the site
  - the landscaping of the site

This condition is imposed as the application was made for outline planning permission and is granted to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- Application for approval of the reserved matters shall be made to the Local Planning Authority 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 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory

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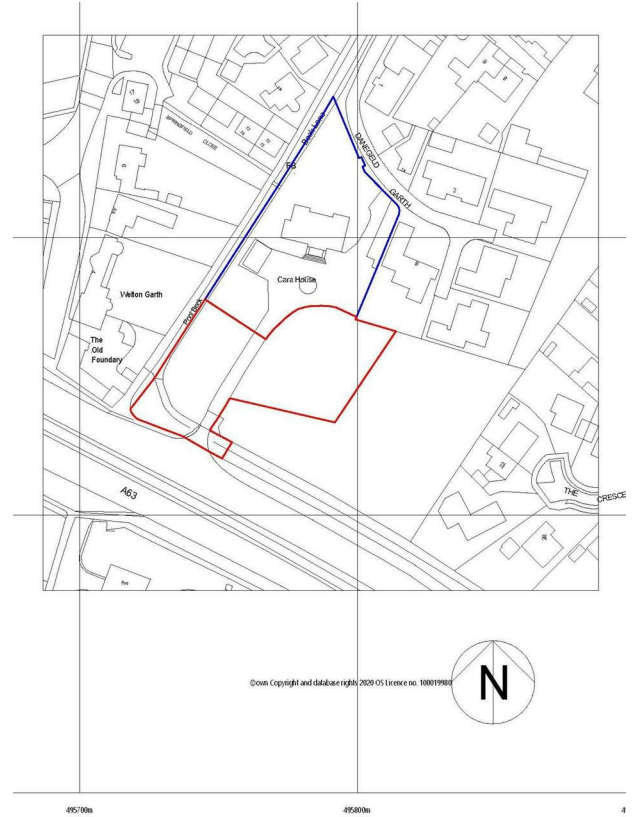
Alan Menzies  
Executive Director of Planning and Economic Regeneration

www.eastriding.gov.uk



*PLAN*

The plot is denoted by the red line on the attached plan.



Location Plan - scale 1:1250

*PLOT*

*LOOKING NORTH EAST*





*WOODLAND AREA*

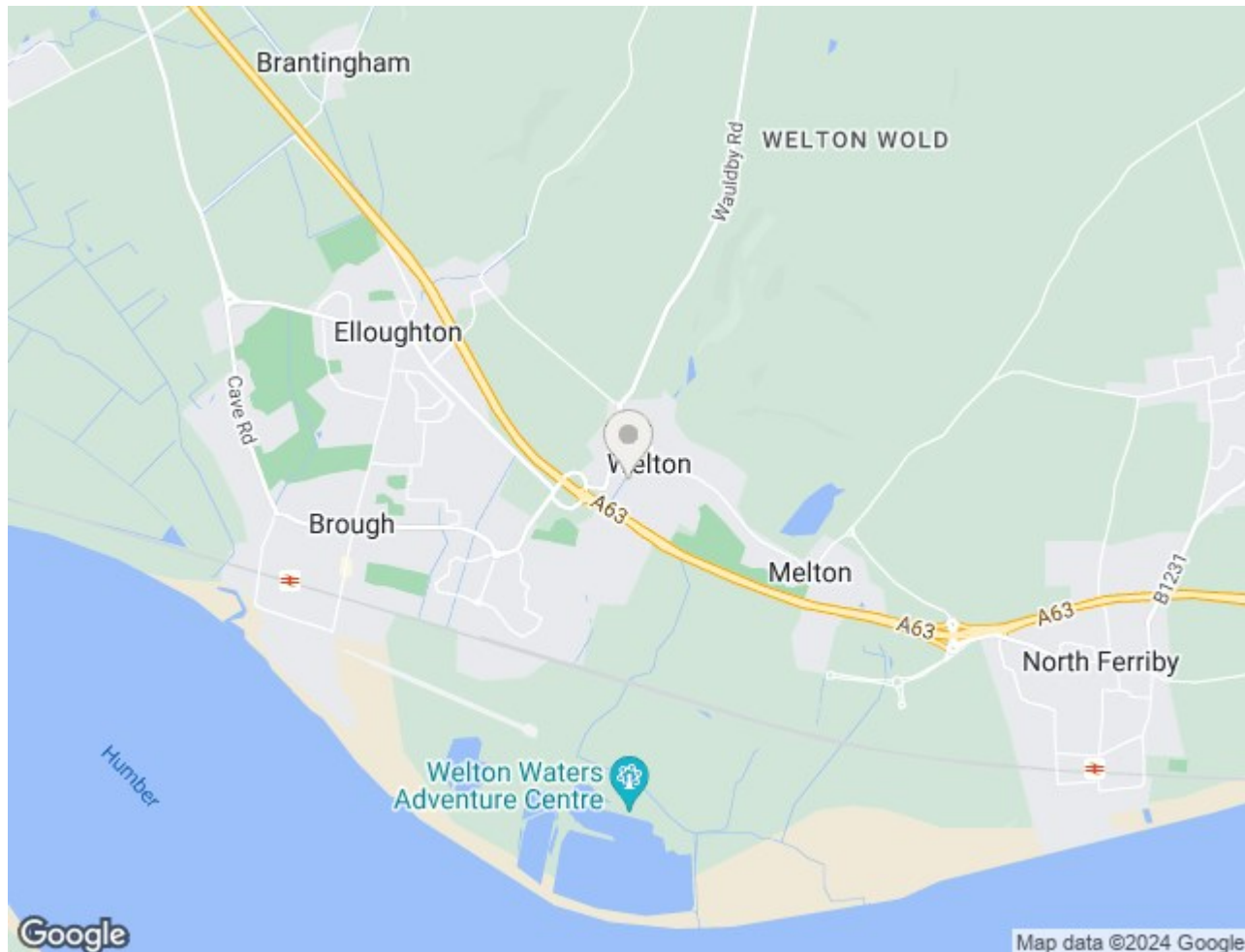



*TENURE*

Freehold

*VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.



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	