

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*Building Land, Rear of 81 Harland Way, Cottingham, E. Yorks, HU16 5PT*

- 📍 Development Site
- 📍 Residential Building Land
- 📍 Full Planning Permission
- 📍 Freehold
- 📍 For 2 x Detached Dwellings
- 📍 Established Setting
- 📍 Access Road Constructed
- 📍 Viewing By Appointment

*Guide Price £275,000*

## INTRODUCTION

Offered for sale is a rare parcel of residential building land in the sought after village of Cottingham. The land has the benefit of full planning permission for the erection of two detached dwellings with garages and has the access road already constructed. The site extends to around 0.27 acre or 0.11 hectares (excluding the access road) and is currently the rear garden of 81 Harland Way, Cottingham. The site enjoys mature borders and a secluded setting. The land is to be accessed through the recently constructed development of "Poppy Fields" (Jack Harrison Avenue) built by Barratt Homes. Access rights have been granted and a private tarmac "spur" road has been constructed to allow access into the garden land and this will be conveyed as a separate title with the sale of the land. Whilst vehicular access to the site is through "Poppy Fields" there is a nearby pedestrian walkway which leads through to the village centre.



## PLANNING PERMISSION

Full planning permission has been obtained from the East Riding of Yorkshire Council for the "Erection of 2 two storey detached dwellings with associated parking and construction of vehicular access to rear". The permission is valid from the 22nd June 2023, application number 21/03512/PLF. The planning permission provides for the erection of 2 dormer style bungalows currently designed with 3 bedrooms/2 bathrooms. Plot 1 being approx. 1,500sq. ft. (140sqm) and plot 2 being approx. 1,690 (157sqm). Both being internal area and excluding garages.



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

Piercy Design Ltd  
Quaker Meeting Rooms  
4 Percy Street  
HULL  
HU2 8HH

Your Ref  
Contact: Mrs Karen Abba  
Email: karen.abba@eastriding.gov.uk  
Tel: (01482) 393842  
Date: 22 June 2023

Application No: 21/03512/PLF

Case Officer: Mrs Karen Abba

### NOTICE OF DECISION

#### TOWN AND COUNTRY PLANNING ACT 1990

<b>Proposal:</b>	Erection of 2 two storey detached dwellings with associated parking and construction of vehicular access to rear
<b>Location:</b>	Land West Of 81, Harland Way, Cottingham, East Riding Of Yorkshire, HU16 5PT
<b>Applicant:</b>	Lovel Developments Ltd
<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:

- 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.

- Notwithstanding the details shown on the submitted plans and forms, no development above damp-proof course shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and policy GP2 of the Cottingham Neighbourhood Plan and because the use of inappropriate materials could be harmful to the appearance of the area and therefore the Council needs to retain a measure of control.

Page 1 of 6

Alan Menzies  
Executive Director of Planning and Economic Regeneration

www.eastriding.gov.uk





### *LOCAL AUTHORITY*

East Riding of Yorkshire Council  
County Hall  
Cross Street  
Beverley  
East Yorkshire  
HU17 9BA  
01482 393939  
customer.services@eastriding.gov.uk

### *UTILITIES*

It is understood that ducted utilities have been laid beneath the tarmaced spur road which itself will be conveyed with the purchase of the land as a separate title. The ultimate purchaser will be responsible for connection thereafter through agreement with the appropriate providers. We would therefore recommend that any intending purchaser check the availability of connection with a provider prior to commitment.

### *DRAINAGE*

The purchaser is to lay drainage pipes for the discharge of foul and surface water from the site, through the garden of 81 Harland Way back to a manhole within the front garden of no. 81., a distance of approximately 60 metres. Access will be granted to carry out these works.

### *TENURE*

The land is freehold.

### *POSSESSION*

Vacant possession will be granted upon completion.

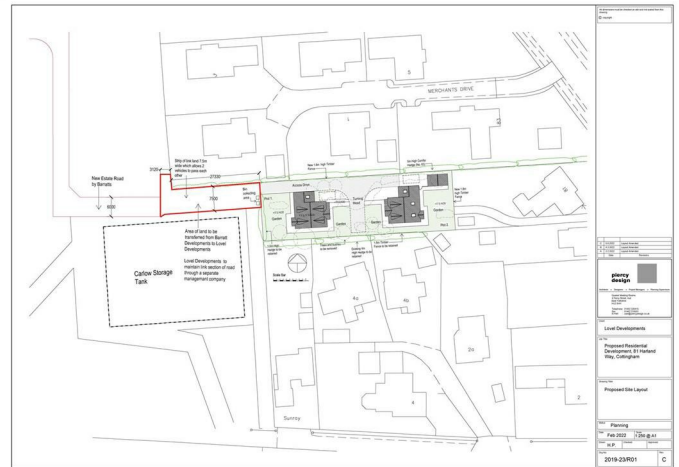
### LOCATION

The land is situated to the rear of 81 Harland Way, however, is accessed through the recent modern development of "Poppy Fields". The land therefore lies to the north western side of Cottingham village centre, a vibrant village with a host of shops, amenities and schooling for all ages. Cottingham lies approximately 5 miles to the north of Hull and 5.6 miles to the south of the historic market town of Beverley. Cottingham also has its own mainline railway station with direct access to London Kings Cross.





## PROPOSED SITE LAYOUT



## TENURE

Freehold

## CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

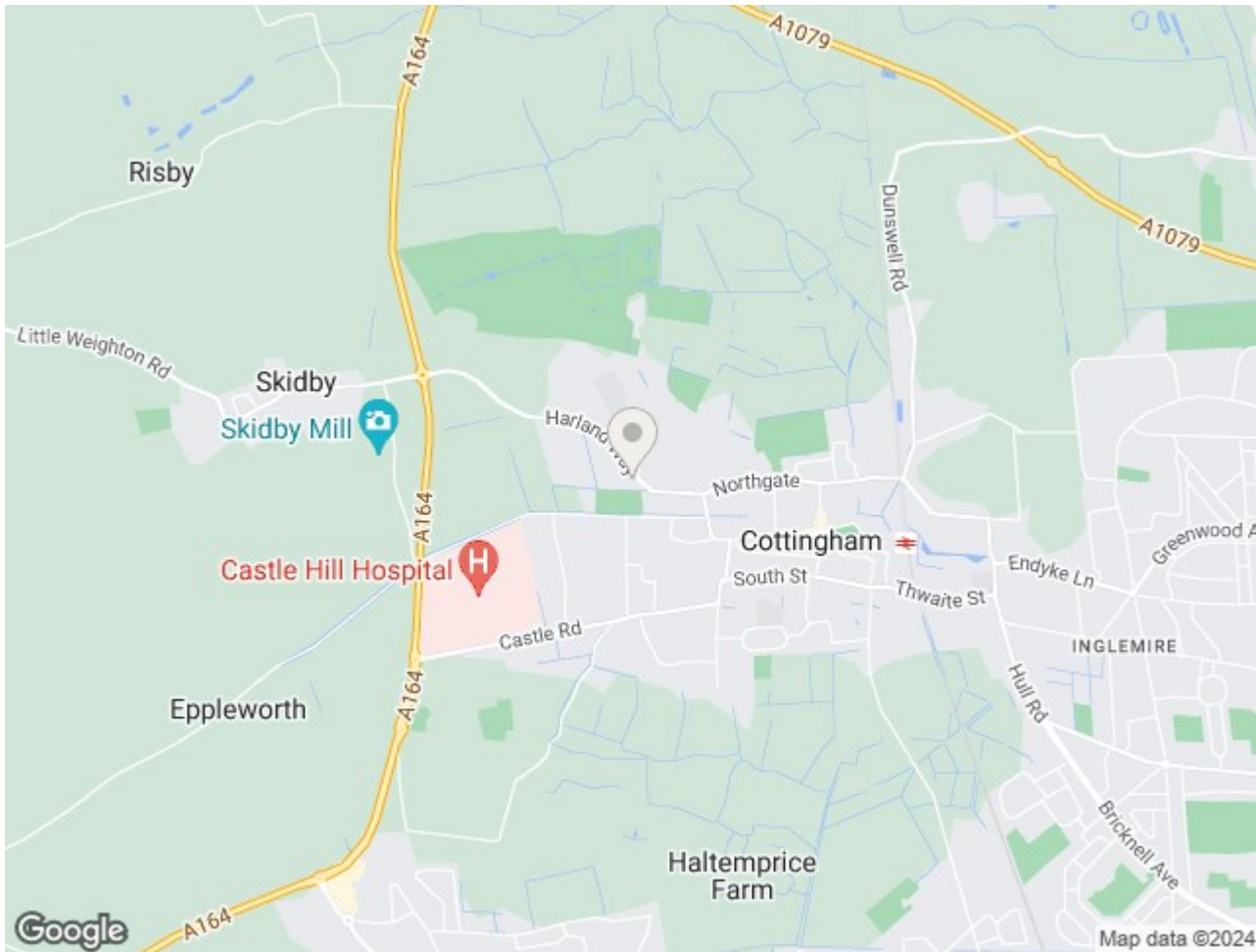
## VIEWING

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

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 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	