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# Park Row

**Cottingham Street, Goole, DN14 5RX**  
**Offers Over £300,000**

### Planning Reference Number(s)

East Riding of Yorkshire Council Planning

Reference Number(s):

11/01331/PLF

15/30174/CONDET

22/30250/CONDET

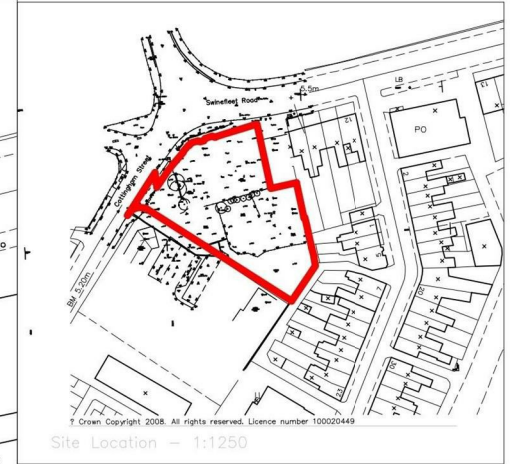
24/40045/NONMAT

### Site Plan and Landscaping

The proposed site allows for a total of ten dwellings and a building consisting of three apartments.

### Overview

Welcome to Cottingham Street, Goole - a site brimming with potential! This site offers a fantastic development opportunity for those with a keen eye for investment. Situated in Goole, this site has the potential to be transformed into ten dwellings and three apartments, making it a lucrative prospect for those looking to expand their property portfolio. With its prime location and scope for development, this project is a rare find that promises great returns. Don't miss out on this exciting opportunity to turn this land into a thriving residential development!



Rev:	Date:	Issue:
<b>Mark Brotherton Ltd</b>		
Chartered Architect		
FOX COTTAGE, WHITLEY ROAD, WHITLEY WF12 6JL		
Tel/Fax : 01904 459231 email:mbs@tinystudio.co.uk		
Client:	Republic Inns Ltd	
Project:	New Bridge Close	
Drawing:	Existing Site Layout & Location	
Date:	October 2009	Scale: 1:500, 1:1250
Drawing No:	0805/100	Rev:

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# Park Row



Rear Elevation

Mark Brotherton Ltd Chartered Architect 105 CORNHILL, NEWCASTLE NE1 3JF Tel/Fax : 01644 49085 mark@markbrotherton.co.uk	
Client:	Republic Home Ltd
Project:	New Bridge Close
Block:	Block 1
	Rear Elevation
Scale:	1:100
Drawn by:	0905/116
Check:	C



Rear Elevation

Mark Brotherton Ltd Chartered Architect 105 CORNHILL, NEWCASTLE NE1 3JF Tel/Fax : 01644 49085 mark@markbrotherton.co.uk	
Client:	Republic Home Ltd
Project:	New Bridge Close
Block:	Block 1
	Rear Elevation
Scale:	1:100
Drawn by:	0905/117
Check:	C

Park Row



Block 1 –  
South West Elevation



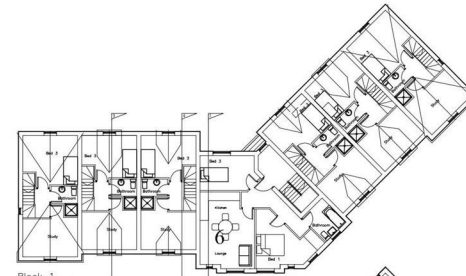
Block 1 –  
East Elevation

01/10/11	Revised contract model
06/06/11	Plan C, R & S amended
07/07/11	Revised programme
01/08/11	Issue

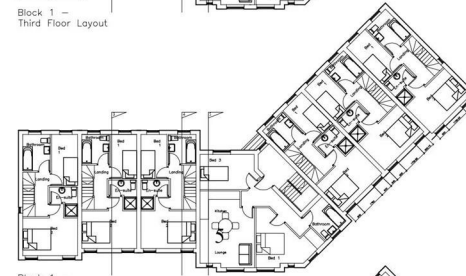
**Mark Brotherton Ltd**  
Chartered Architect  
FOX COURSE, WESTLEY ROAD, WESTLEY  
WYRE, LANC.  
Tel/Fax: 01984 498821  
email: info@brotherton.co.uk

Client:	Republic Inns Ltd		
Project:	New Bridge Close		
Block 1	Side Elevations 1		
Date:	October 2009	Scale:	1:100
Working No:	0805/118	Rev:	C

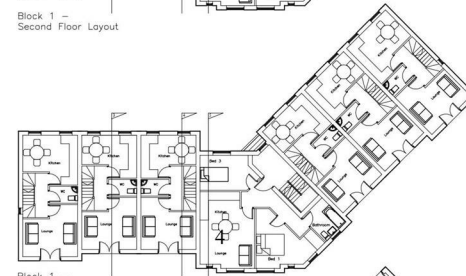
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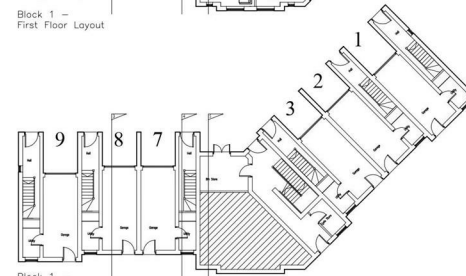
Block 1 –  
Third Floor Layout



Block 1 –  
Second Floor Layout



Block 1 –  
First Floor Layout



Block 1 –  
Ground Floor Layout

01/10/11	Revised contract model
06/06/11	Plan C, R & S amended
07/07/11	Revised programme
01/08/11	Issue

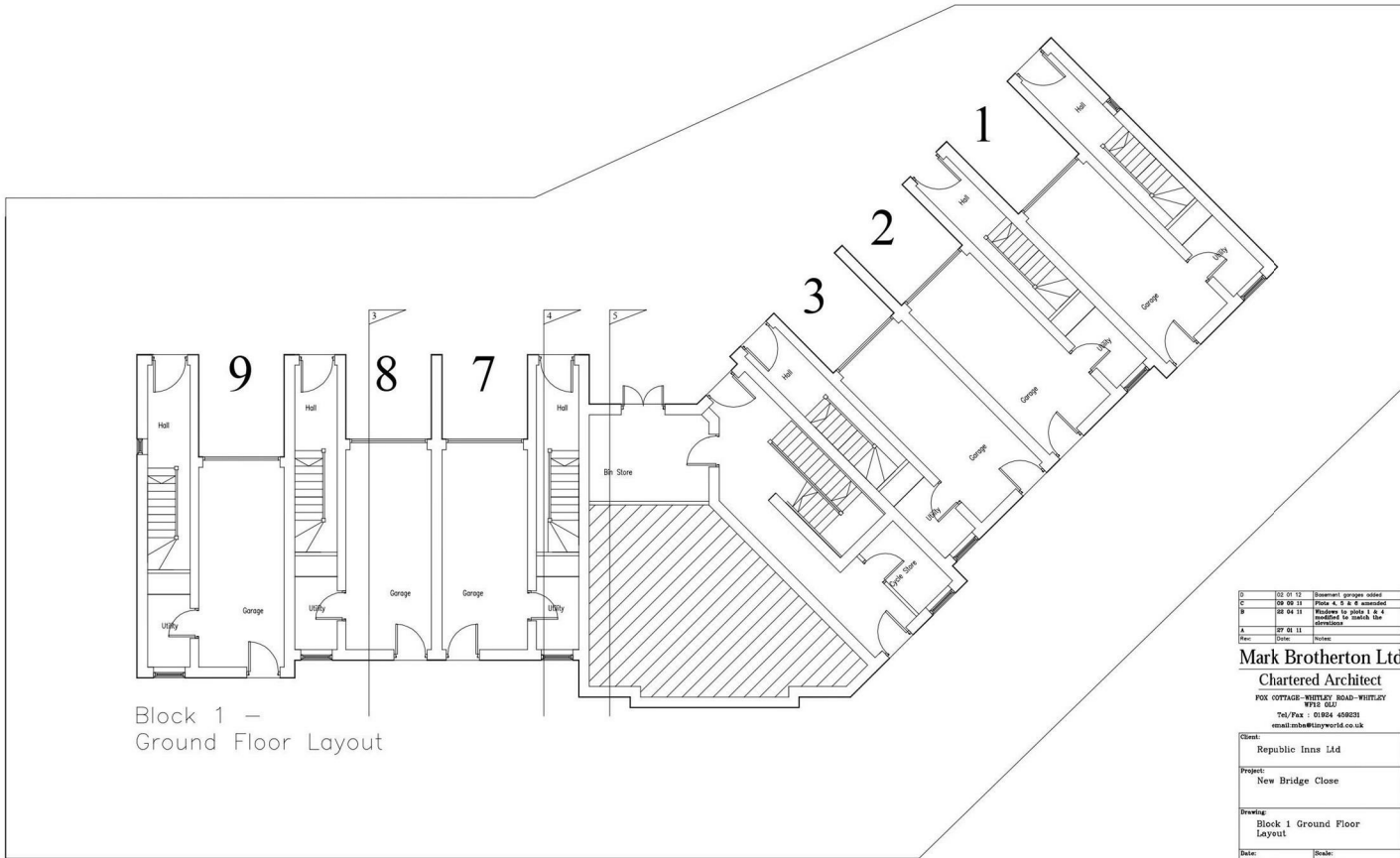
**Mark Brotherton Ltd**  
Chartered Architect  
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Tel/Fax: 01984 498821  
email: info@brotherton.co.uk

Client:	Republic Inns Ltd		
Project:	New Bridge Close		
Block 1	Layouts		
Date:	October 2009	Scale:	1:200
Working No:	0805/112	Rev:	D

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# Park Row





Block 1 –  
Ground Floor Layout

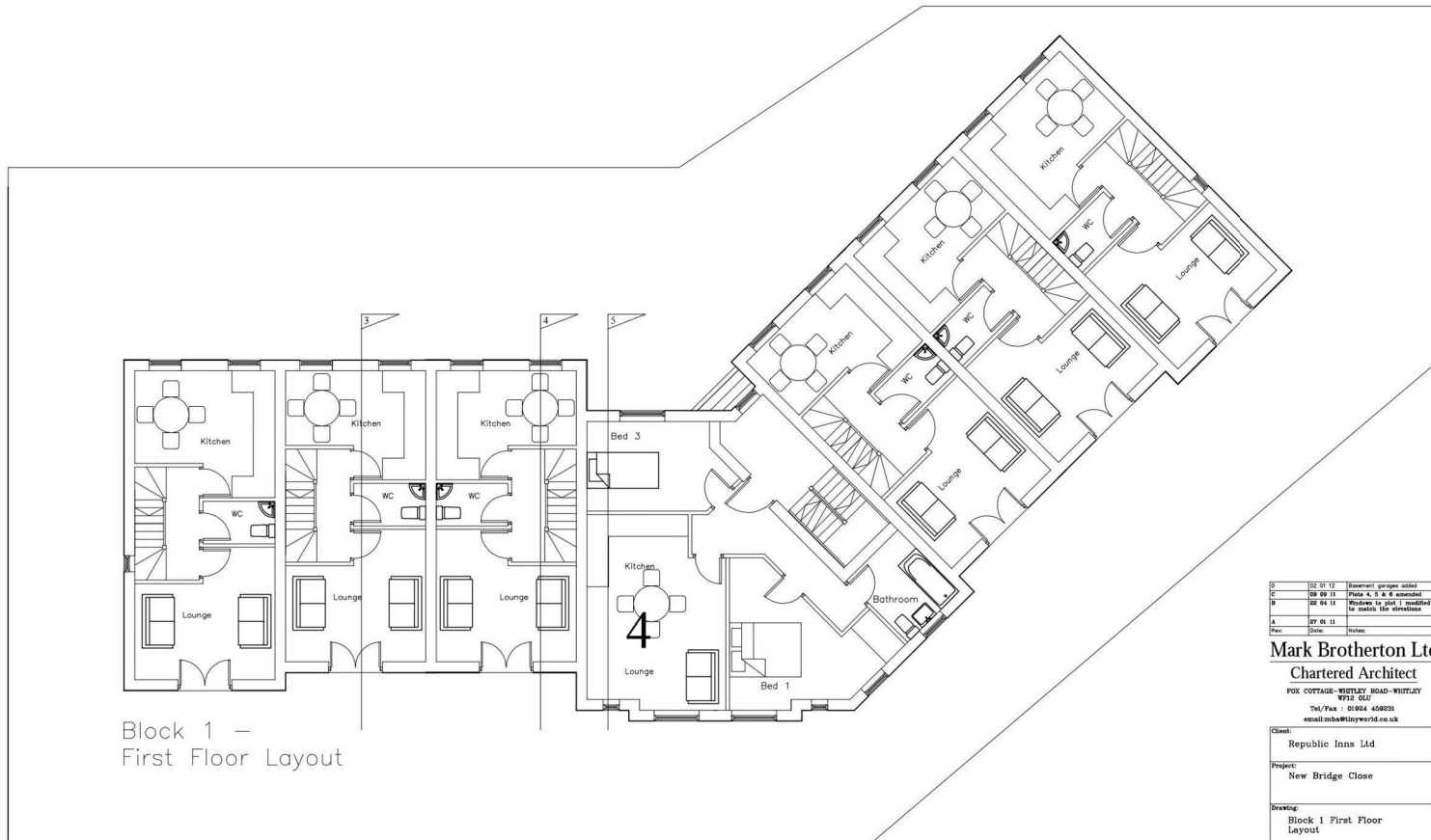
D	02 01 12	Basement garages added
C	18 06 11	Phase 4, 5 & 6 submitted
B	18 04 11	Windows to units 1 & 4 resolved by contract for alterations
A	07 03 11	
Rev	Date	Notes

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email: mark@markbrotherton.co.uk

Client:	
Republic Inns Ltd	
Project:	
New Bridge Close	
Drawing:	
Block 1 Ground Floor Layout	
Date:	Scale:
October 2008	1:100
Drawing No:	Rev:
0805/113	D

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Park Row



Block 1 -  
First Floor Layout

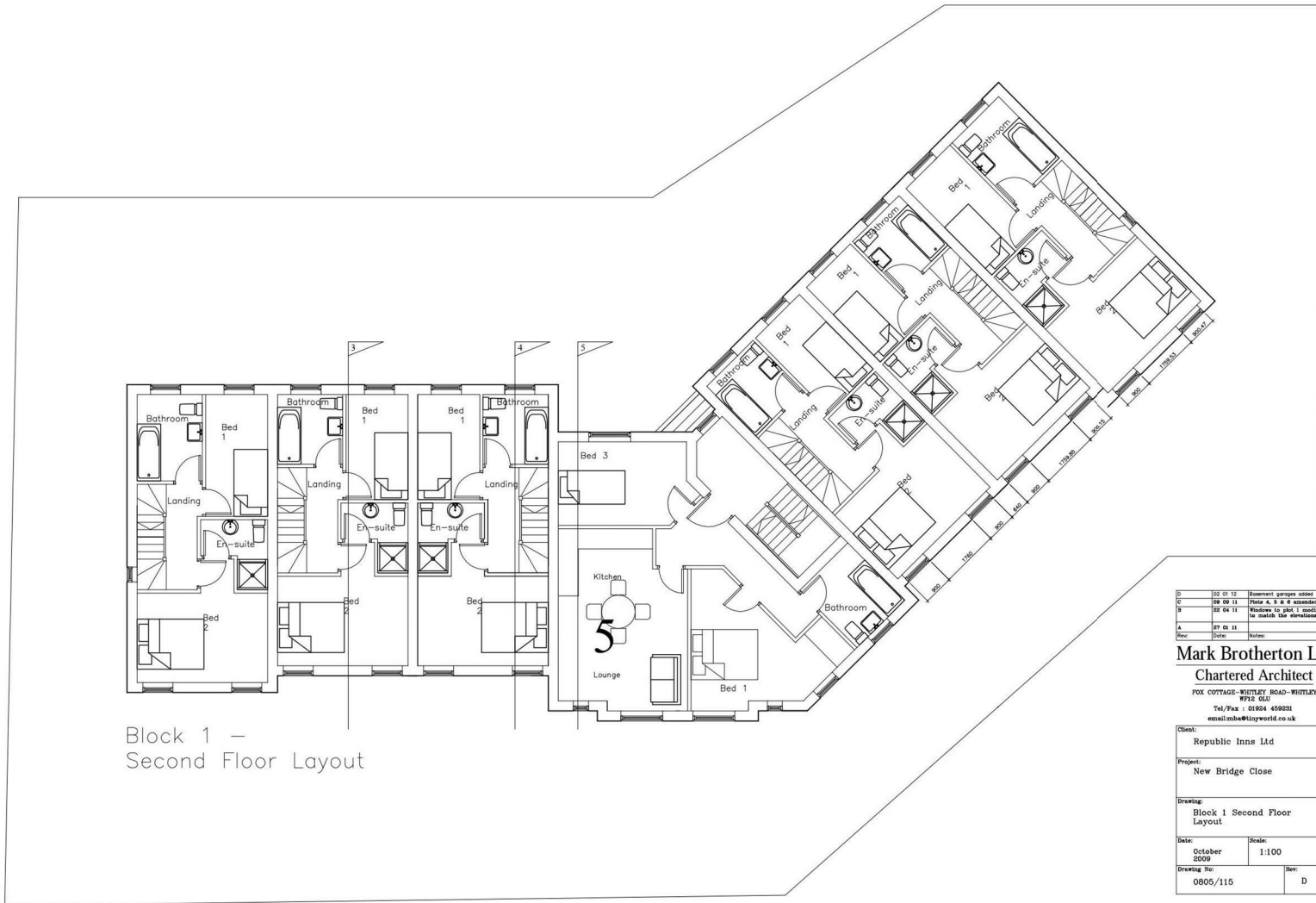
0	02 01 12	Basement garages added
C	09 09 11	Plans 4, 5 & 6 amended
B	02 04 11	Windows to plot 1 modified to match the elevations
A	07 06 11	
Rev:	Date	Notes

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Client:		Republic Inns Ltd
Project:		New Bridge Close
Drawing:		Block 1 First Floor Layout
Date:	Scale:	
October 2009	1:100	
Drawing No:	Rev:	
0805/114	D	

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# Park Row



Block 1 –  
Second Floor Layout

D	02 01 12	Basement garage added
C	09 09 11	Plot 4, 5 & 6 amended
B	22 04 11	Windows to plot 1 modified to match the elevation
A	27 01 11	
Rev	Date	Notes

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Chartered Architect  
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WYKE G22  
Tel/Fax : 01924 459231  
email:mab@tinyworld.co.uk

Client:	Republic Inns Ltd
Project:	New Bridge Close
Drawing:	Block 1 Second Floor Layout
Date:	October 2009
Scale:	1:100
Drawing No:	0805/115
Rev:	D

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Block 2 – South West Elevation

Block 2 – North West Elevation

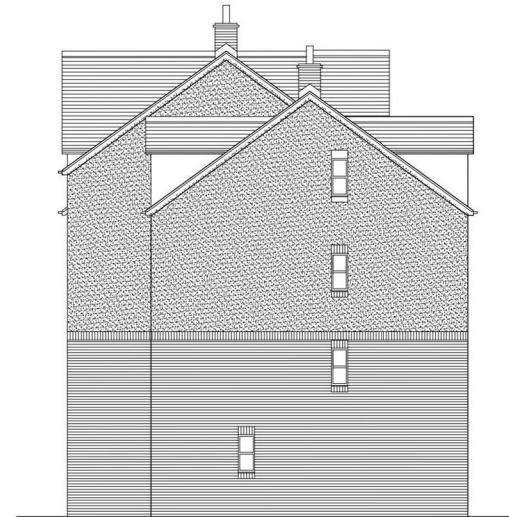
Rev	Date	Notes
<b>Mark Brotherton Ltd</b> Chartered Architect FOX COTTAGE, WHITLEY ROAD, WHITLEY WYKE GLE Tel/Fax : 01604 489231 email:mbs@linxworld.co.uk		
Client: Republic Inns Ltd		
Project: New Bridge Close		
Drawing: Block 2 Elevations 2		
Date: October 2009		Scale: 1:100
Drawing No 0805/124		Rev:

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Block 2 – South East Elevation



Block 2 – North East Elevation

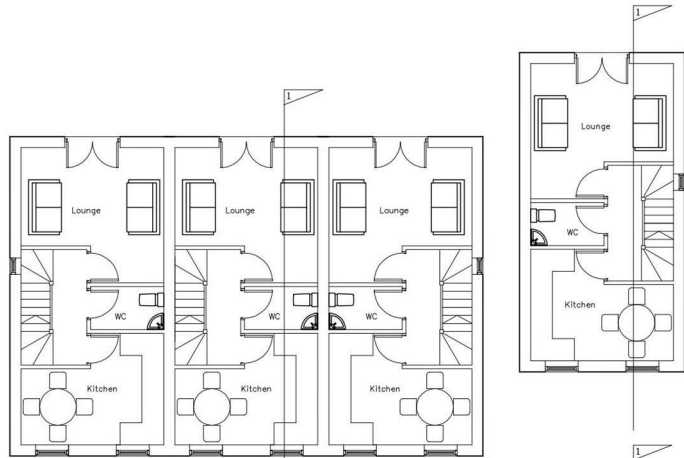
C	09/01/10	Blowdown garage 03&02
B	18/07/10	Block 2-13 P1, amended. Position of plot 13 updated to match
A	27/01/11	Revised proposals
Rev	None	None

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FOX COTTAGE-WHITLEY ROAD-WHITLEY  
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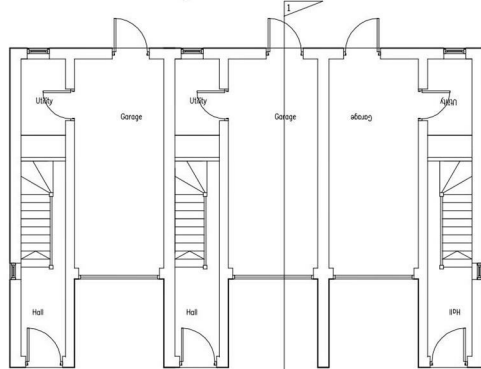
Client:	
Republic Inns Ltd	
Project:	
New Bridge Close	
Drawing:	
Block 2 Elevations	
Date:	Scale:
October 2009	1:100
Drawing No:	Rev:
0805/122	C

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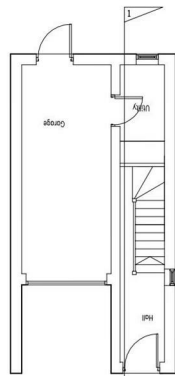
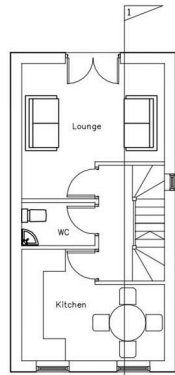
Park Row



Block 2 -  
First Floor Layout



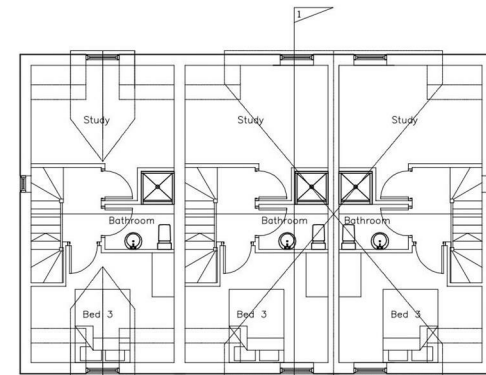
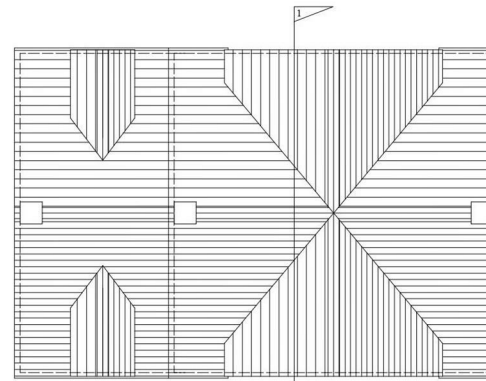
Block 2 -  
Ground Floor Layout



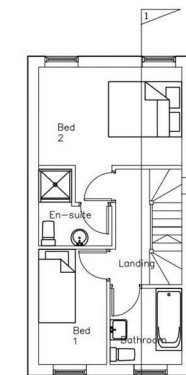
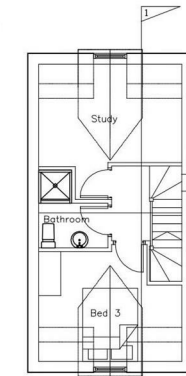
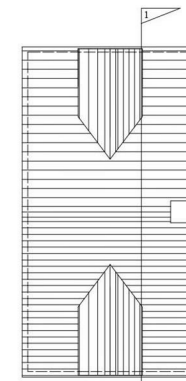
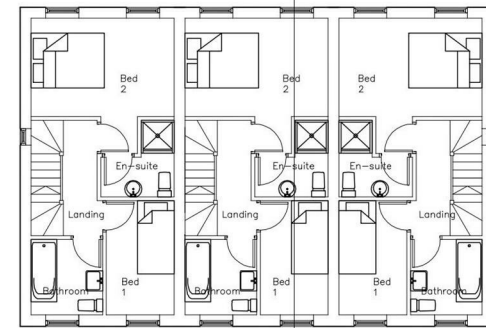
C	02/01/12	Basement garages added
B	18/01/11	Block 10/13/14, amended. Position of plot 13 updated to match
A	27/01/11	Revised proposals
Rev:	Date	Notes

**Mark Brotherton Ltd**  
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Client:	Republic Inns Ltd
Project:	New Bridge Close
Drawing:	Block 2 Ground and First Floor Layout



Block 2 -  
Third Floor Layout



C	02/01/12	Basement garages added
B	18/01/11	Block 10/13/14, amended. Position of plot 13 updated to match
A	27/01/11	Revised proposals
Rev:	Date	Notes

**Mark Brotherton Ltd**  
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email:mhb@troyworld.co.uk

Client:	Republic Inns Ltd
Project:	New Bridge Close
Drawing:	Block 2 Second Floor and Roof Plan Layouts

# Park Row

## DIRECTIONS

From the Goole office on Pasture Road, head south and make a left turn onto Boothferry Road. Take a right onto Coronation Street, follow this on to Lower Bridge Street and then Bridge Street. Finally, take a right on to Cottingham Street where the land can be clearly identified by our Park Row 'For Sale' board.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

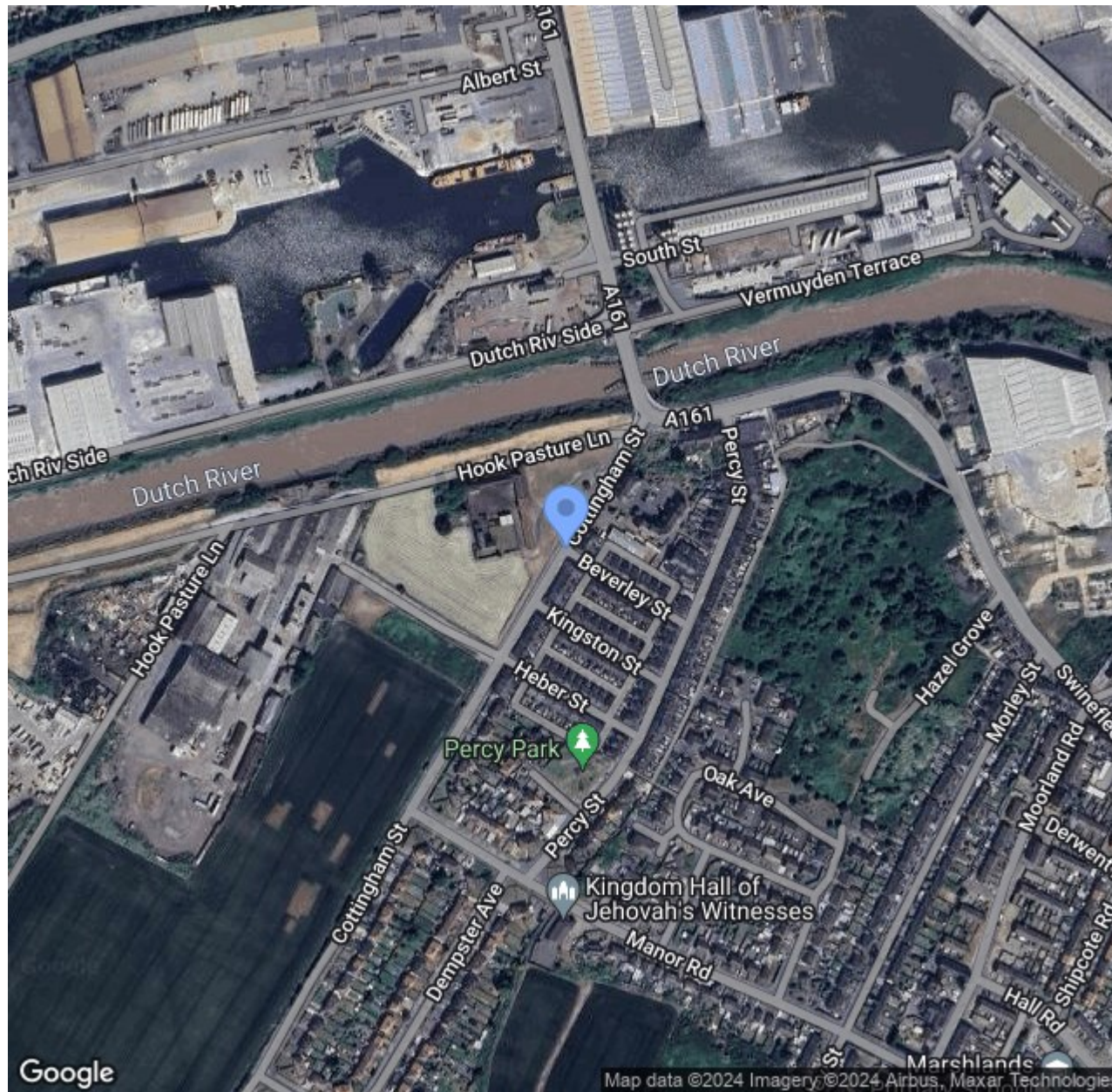
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



# Park Row





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W [www.parkrow.co.uk](http://www.parkrow.co.uk)

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