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Park Row

Cottingham Street, Goole, DN14 5RX
 Offers Over £240,000

Planning Reference Number(s)

East Riding of Yorkshire Council Planning

Reference Number(s):

11/01331/PLF

15/30174/CONDET

22/30250/CONDET

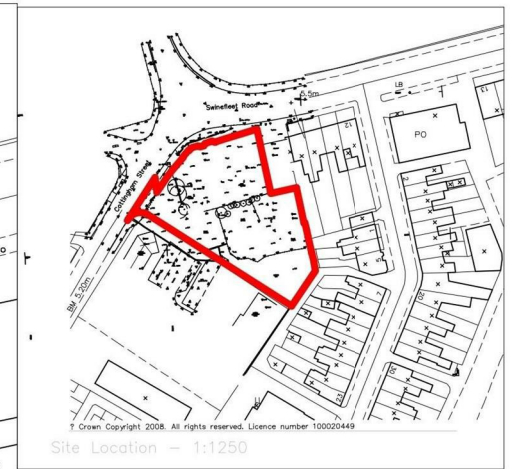
24/40045/NONMAT

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:
Mark Brotherton Ltd		
Chartered Architect		
FOX COTTAGE, WHITLEY ROAD, WHITLEY		
WF12 6JL		
Tel/Fax : 01504 459231		
email:mbs@cityworld.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

Client	Republic Home Ltd
Project	New Bridge Close
Block	Block 1
Drawn	Frank Elevation
Date	11/05/2017
Scale	1:100
Sheet No	0605/116
Rev	C

Mark Brotherton Ltd
Chartered Architect
105 COLTON WAY, 10th FLOOR
2012 01
Tel/Fax: 01844 49080
mark@markbrotherton.co.uk



Rear Elevation

Client	Republic Home Ltd
Project	New Bridge Close
Block	Block 1
Drawn	Rear Elevation
Date	11/05/2017
Scale	1:100
Sheet No	0605/117
Rev	C

Mark Brotherton Ltd
Chartered Architect
105 COLTON WAY, 10th FLOOR
2012 01
Tel/Fax: 01844 49080
mark@markbrotherton.co.uk

Park Row



Block 1 –
South West Elevation



Block 1 –
East Elevation

01/01/11	Revised contract sheet
06/04/11	Plan C, E & F amended
07/01/11	Revised programme
07/01/11	Issue

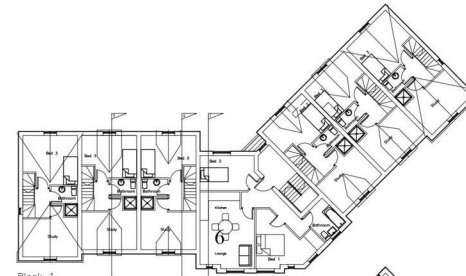
Mark Brotherton Ltd
Chartered Architect
FOX COURSE, WESTLEY ROAD, WESTLEY
WYRE, LANC.
Tel/Fax : 01984 498821
email: info@brotherton.co.uk

Client:	Republic Inns Ltd
Project:	New Bridge Close

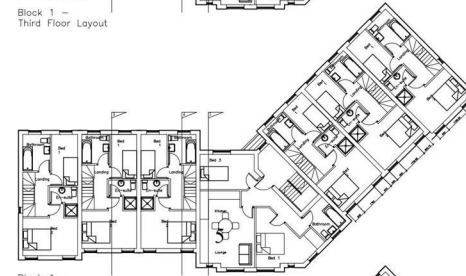
Block 1
Side Elevations 1

Date:	October 2009	Scale:	1:100
Drawing No:	0805/118	Rev:	C

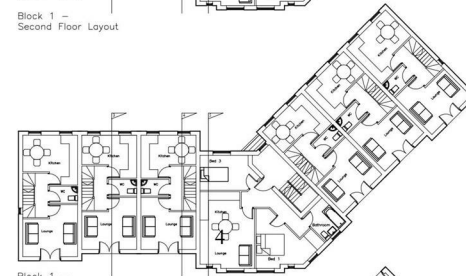
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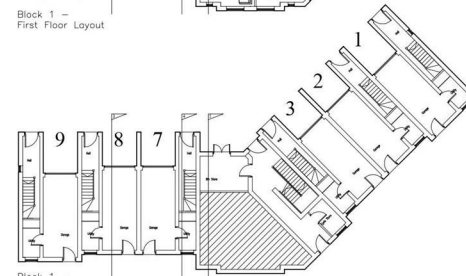
Block 1 –
Third Floor Layout



Block 1 –
Second Floor Layout



Block 1 –
First Floor Layout



Block 1 –
Ground Floor Layout

01/01/11	Revised contract sheet
06/04/11	Plan C, E & F amended
07/01/11	Revised programme
07/01/11	Issue

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

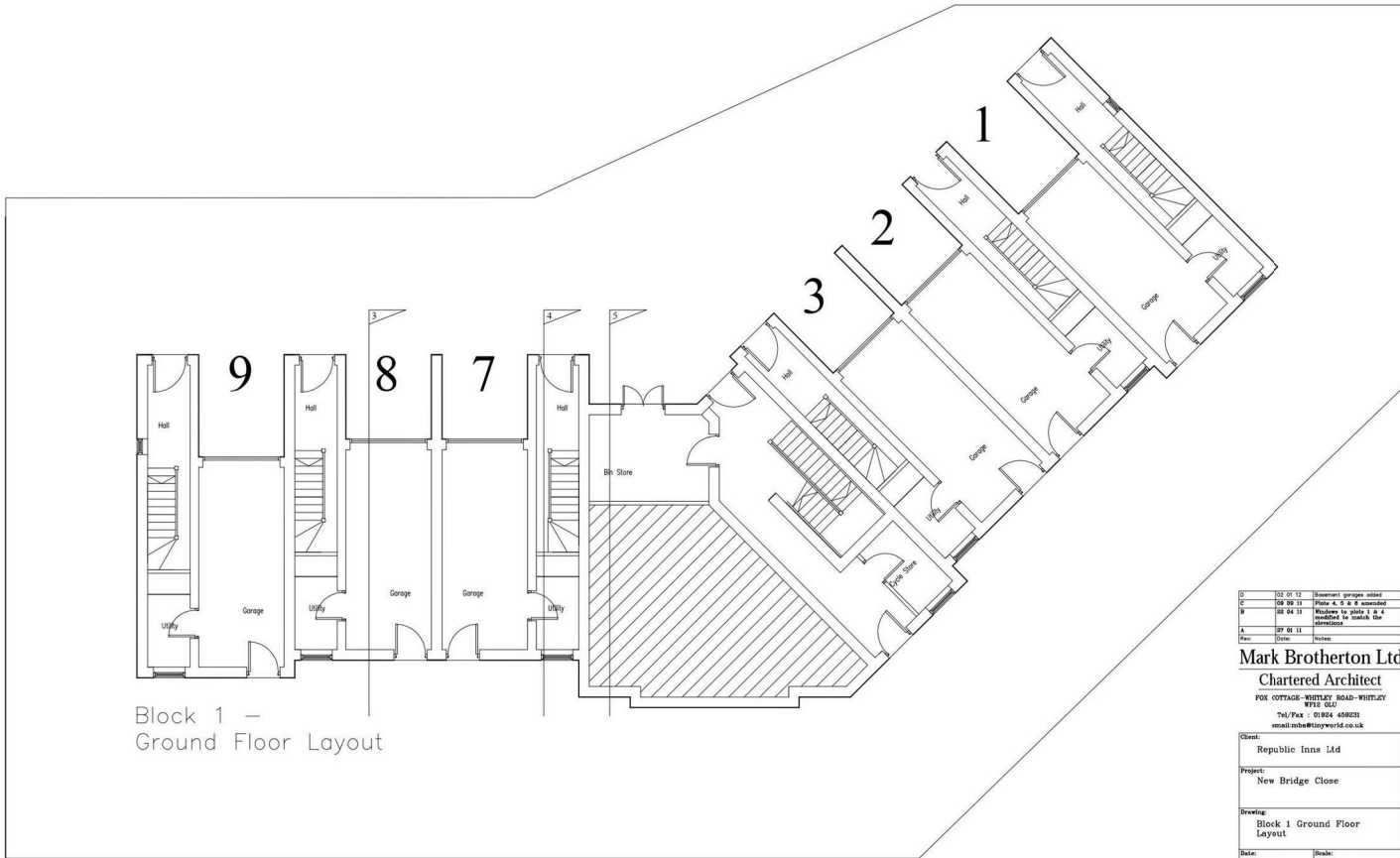
Client:	Republic Inns Ltd
Project:	New Bridge Close

Block 1
Layouts

Date:	October 2009	Scale:	1:200
Drawing No:	0805/112	Rev:	D

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Park Row



Block 1 -
Ground Floor Layout

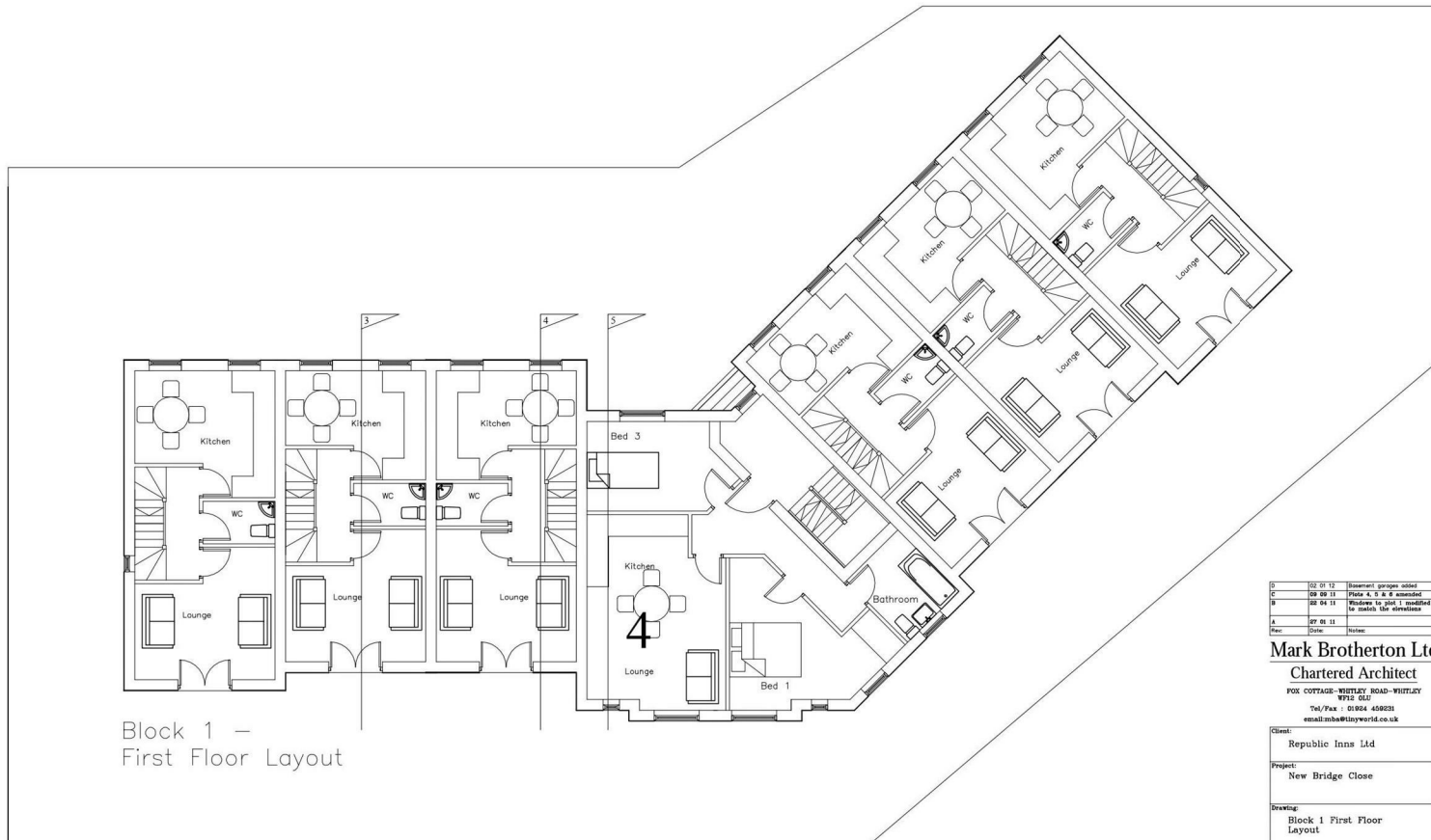
D	02 01 12	Basement garages added
C	18 06 11	Phase 4, 5 & 6 submitted
B	18 04 11	Windows to units 1 & 4 resolved by contract for alterations
A	07 03 11	
Rev:	Date:	Notes:

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE - WITNEY ROAD - WITNEY
OX12 0LQ
Tel/Fax : 01235 498273
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

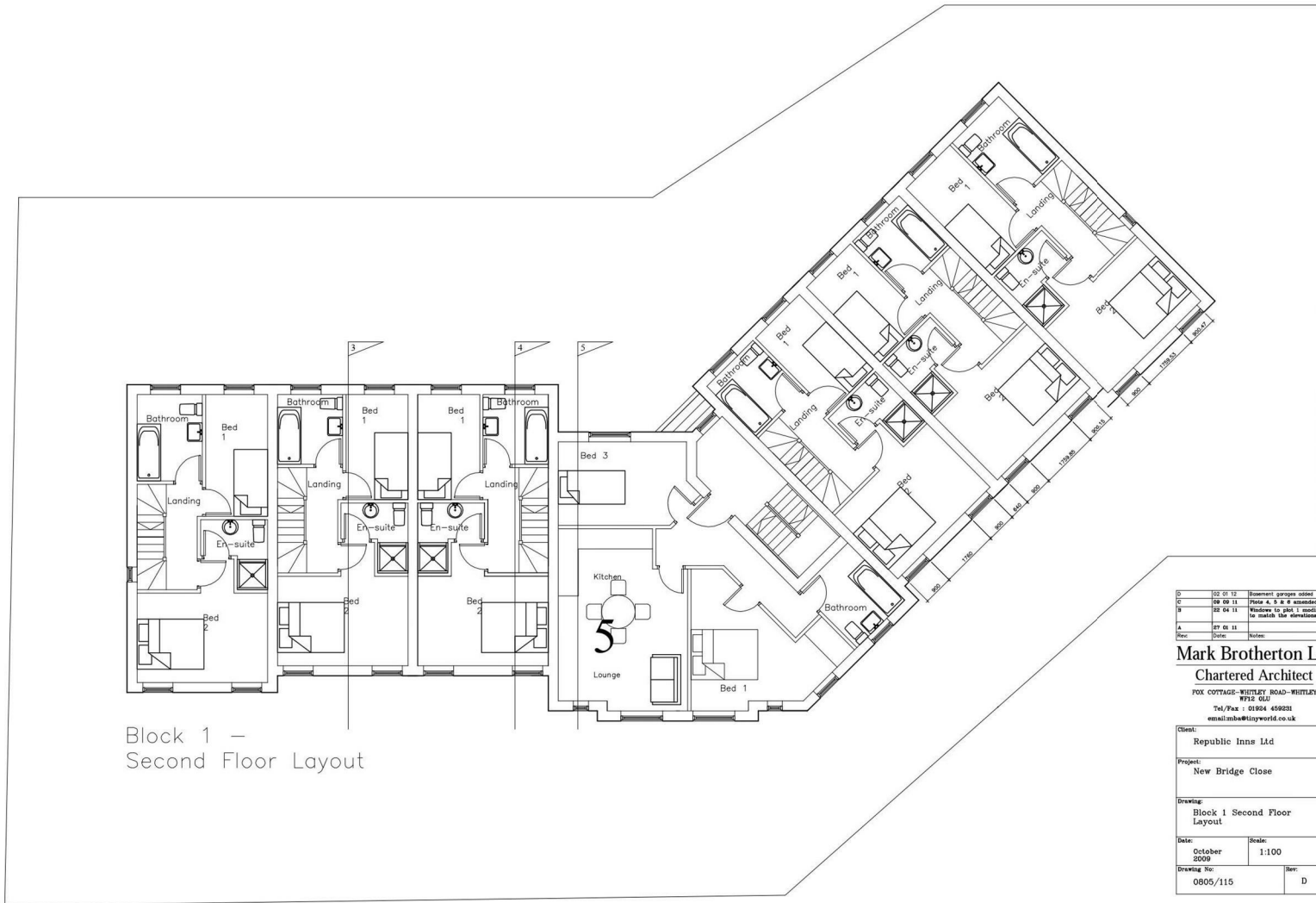
0	02 01 12	Basement garages added
C	09 09 11	Plans 4, 5 & 6 amended
B	02 04 11	Windows to plot 1 modified to match the elevations
A	07 06 11	
Rev:	Date	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE - WHITLEY ROAD - WHITLEY
WY12 0SU
Tel/Fax : 01924 456231
email:mbe@tinworld.co.uk

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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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

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE - WHITLEY ROAD - WHITLEY
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

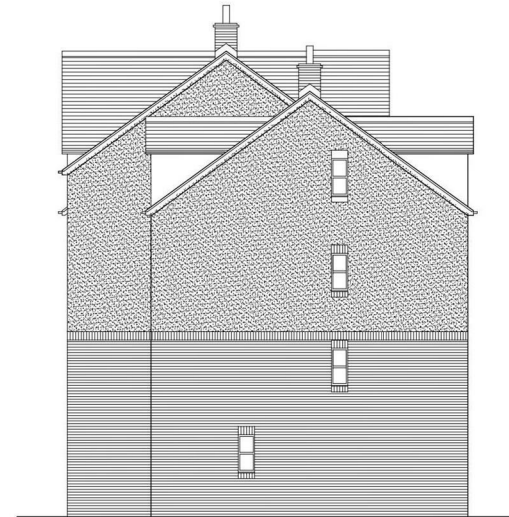
Block 2 – North West Elevation

Rev	Date	Notes
Mark Brotherton Ltd 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

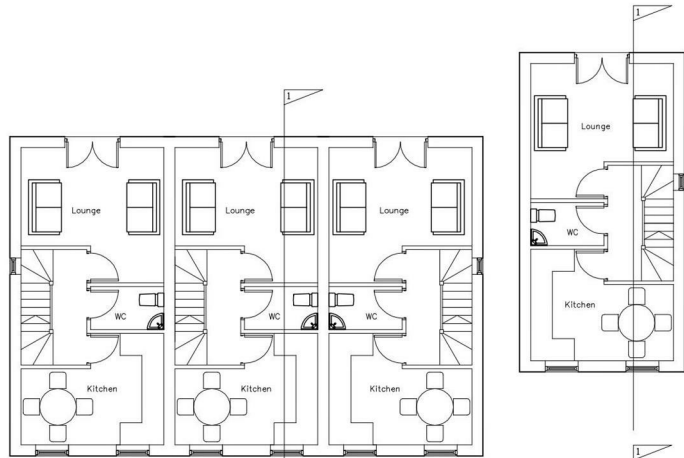
C	09/01/10	Blowdown garage 03&02
B	18/07/10	Block 2-13 P1, amended. Position of plot 13 updated to match
A	27/01/11	Revised proposals
Rev	None	None

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE - WHITLEY ROAD - WHITLEY
WY12 0JL
Tel/Fax : 01924 438821
email:mbe@kroyworld.co.uk

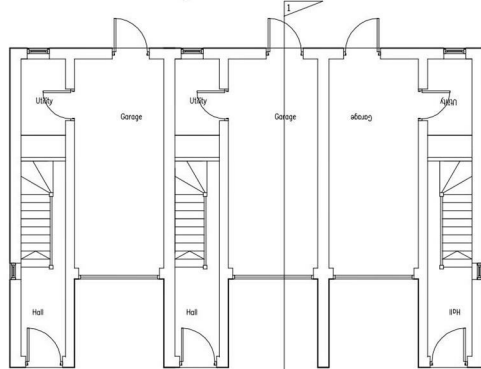
Client:	Republic Inns Ltd
Project:	New Bridge Close
Drawing:	Block 2 Elevations
Date:	October 2009
Scale:	1:100
Drawing No:	0805/122
Rev:	C

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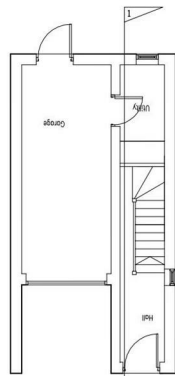
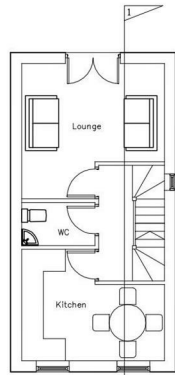
Park Row



Block 2 -
First Floor Layout



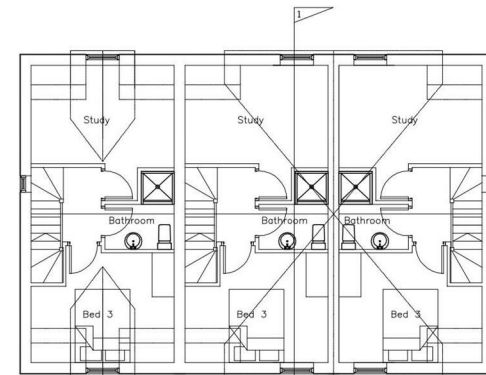
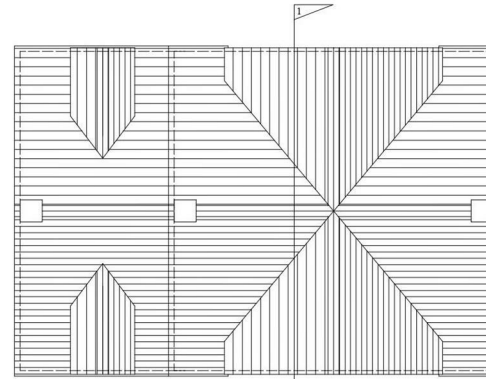
Block 2 -
Ground Floor Layout



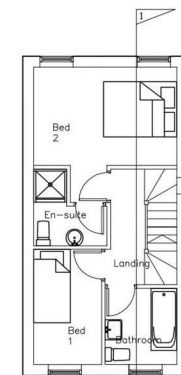
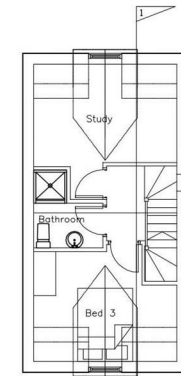
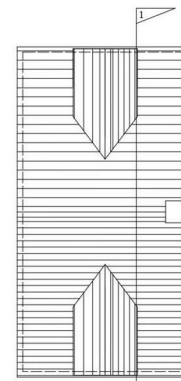
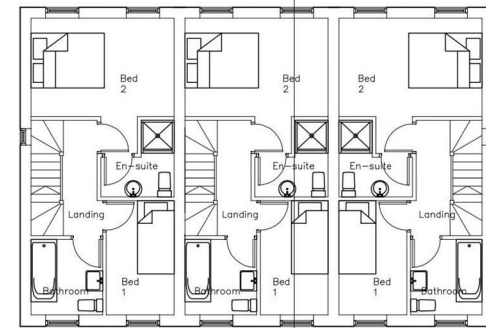
C	02/01/12	Basement garages added
A	19/01/11	Plans 10/13/14 updated. Position of plot 13 updated to match
A	27/01/11	Revised proposals
Rev	Date	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE - WHITLEY ROAD - WHITLEY
WY18 0LJ
Tel/Fax : 01904 459231
email:mhb@troyworld.co.uk

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
A	19/01/11	Plans 10/13/14 updated. Position of plot 13 updated to match
A	27/01/11	Revised proposals
Rev	Date	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE - WHITLEY ROAD - WHITLEY
WY18 0LJ
Tel/Fax : 01904 459231
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

