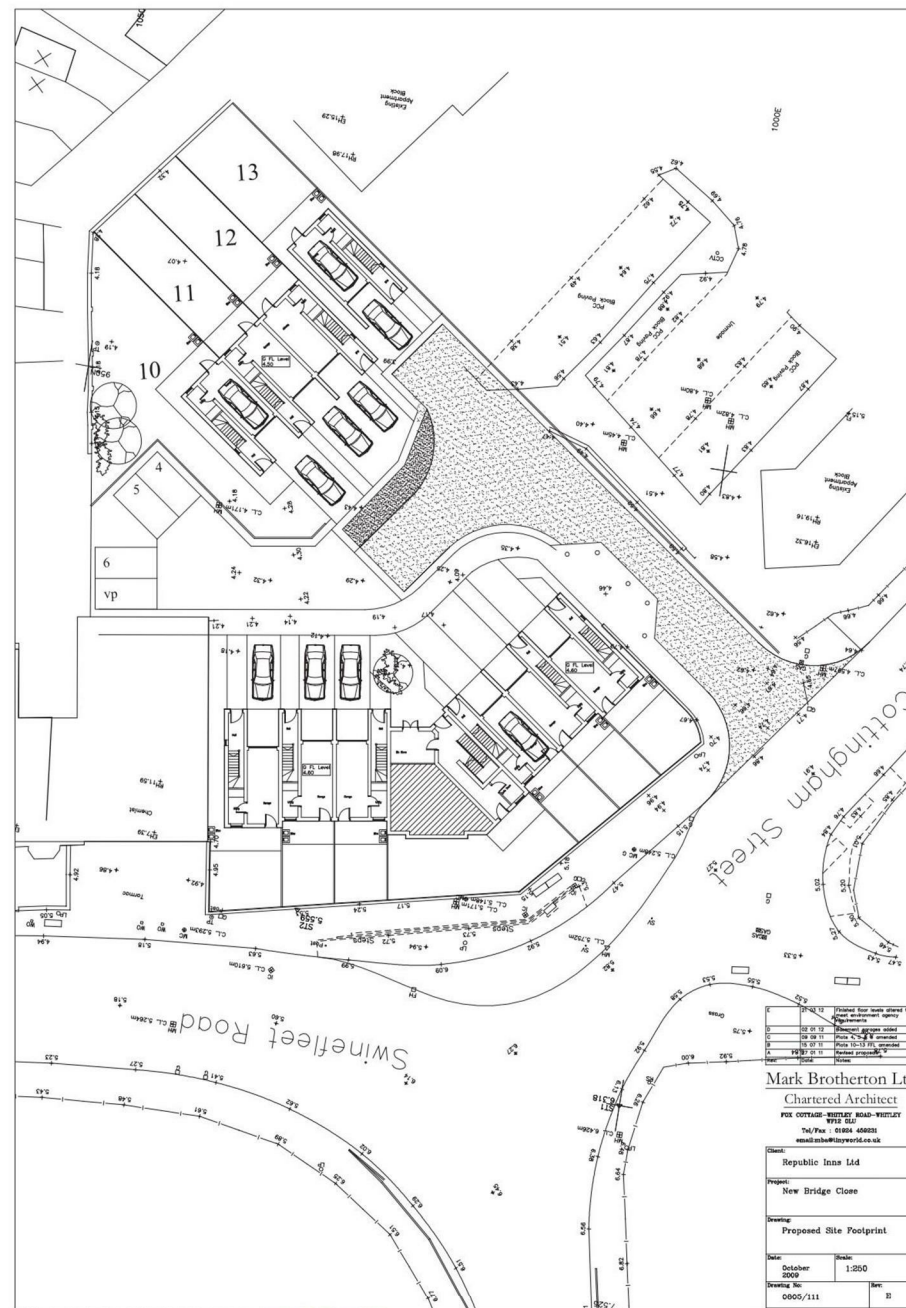




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Park Row

Cottingham Street, Goole, DN14 5RX
Offers Over £200,000

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	Notes
Mark Brotherton Ltd Chartered Architect FOX COTTAGE - WHITLEY ROAD - WHITLEY WY2 6LJ Tel/Fax : 01904 458031 email:mba@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:	0806/100	Rev:





N	102 01 15	Reamster pages edited
N	107 10 17	Pages 1, 2 & 3 completed
A	27 01 15	Revised proposals
Rev	20/06	Finalised

Mark Brotherton Ltd

Chartered Architect

POX COTTAGE-WENTLEY ROAD-WENTLEY
Notts NG16 5GJ

Tel/Fax : 01924 458023
email:mike@mkbrotherton.co.uk

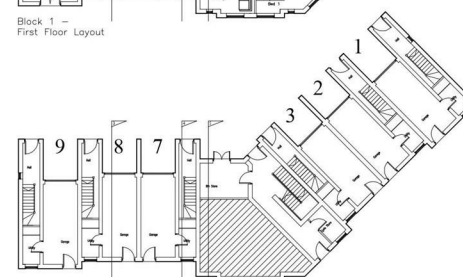
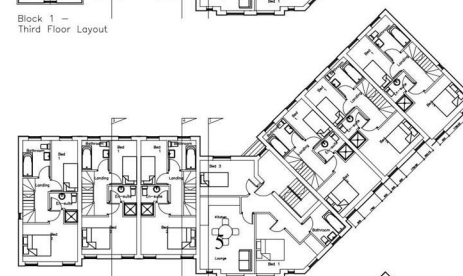
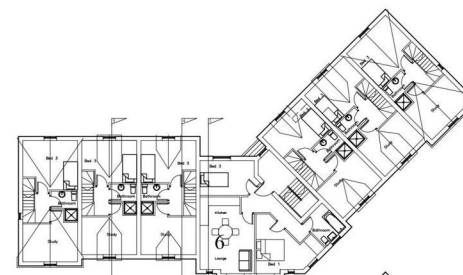
Client:	Republic Inns Ltd
Project:	New Bridge Close

Drawing:

Block 1
Side Elevations 1

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

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D	02 10 17	Housemate garage added
W	02 10 17	Wife 2nd & 3rd removed
A	27 11 15	Revised proposals
W		Wife 2nd removed
W		Wife 3rd removed

Mark Brotherton Ltd
Chartered Architect
 FOX COTTAGE-WINDLEY ROAD-WINDLEY
 WINDLESS
 Tel/Fax : 01904 409203
 email info@windleyworld.co.uk

Client: _____
 Republic Inns Ltd

Project: _____
 New Bridge Close

Brewing: _____
 Block 1 Layouts

Date: _____
 2009

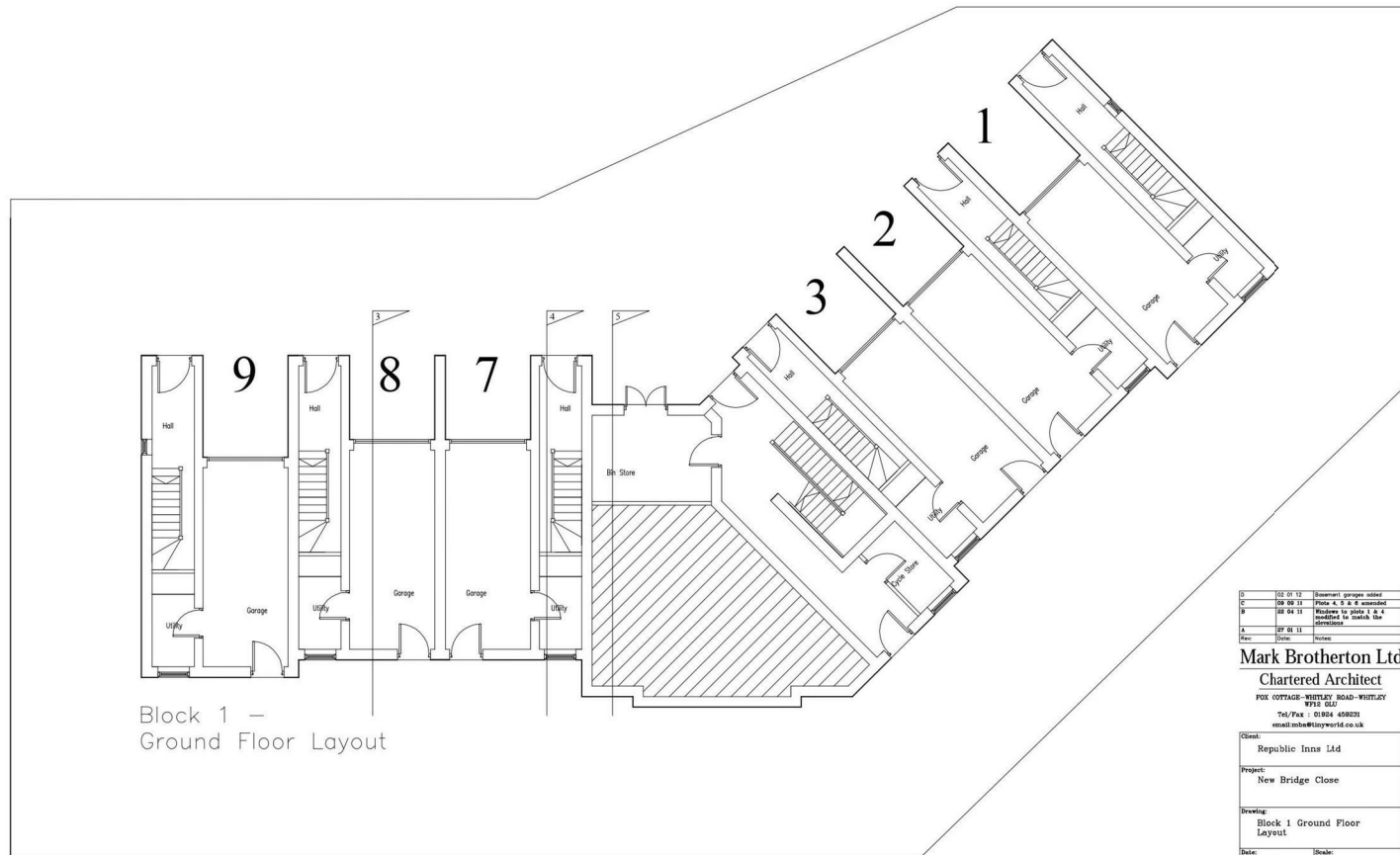
Brewing No: _____
 0805/112

Scale: _____
 1:200

Date: _____
 D

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Park Row



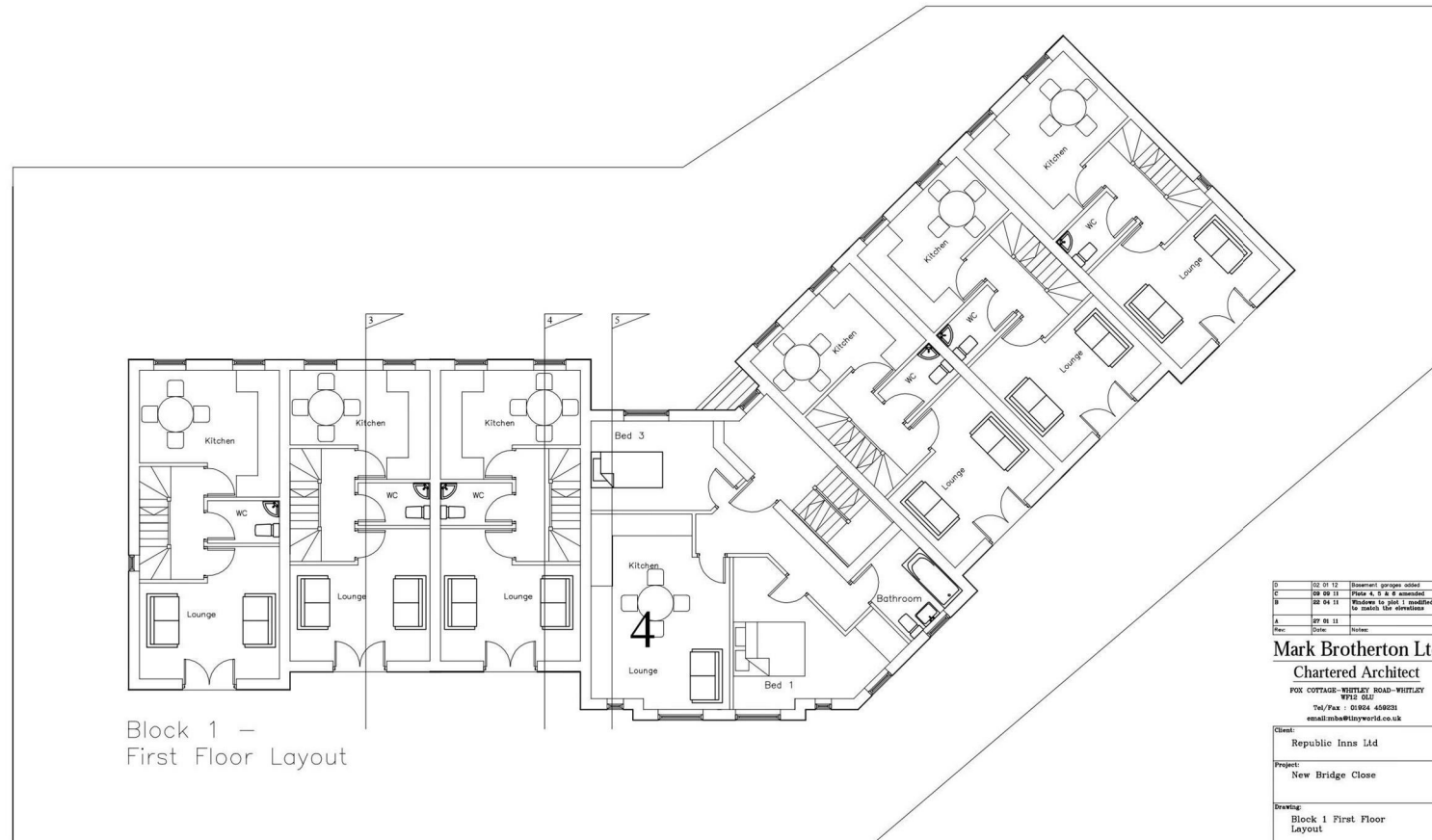
0	12.07.12	Revised garage added
1	12.08.12	Phase 1 & 2 & 3 completed
2	12.09.12	Windows to units 1 & 2 completed for install due
3	12.10.12	Completed
4	12.11.12	
Rev	Date	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE, WETLEY ROAD, WETLEY
WF12 6LJ
Tel/Fax : 01924 498231
email: mark@markbrotherton.co.uk

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

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Park Row



01	02 01 12	Basement garage added
02	03 01 12	Plot 4, 5 & 6 extended
03	04 01 12	Windows to plot 1 modified to match the elevations
04	05 01 12	
05	06 01 12	
06	07 01 12	
07	08 01 12	
08	09 01 12	
09	10 01 12	
10	11 01 12	
11	12 01 12	

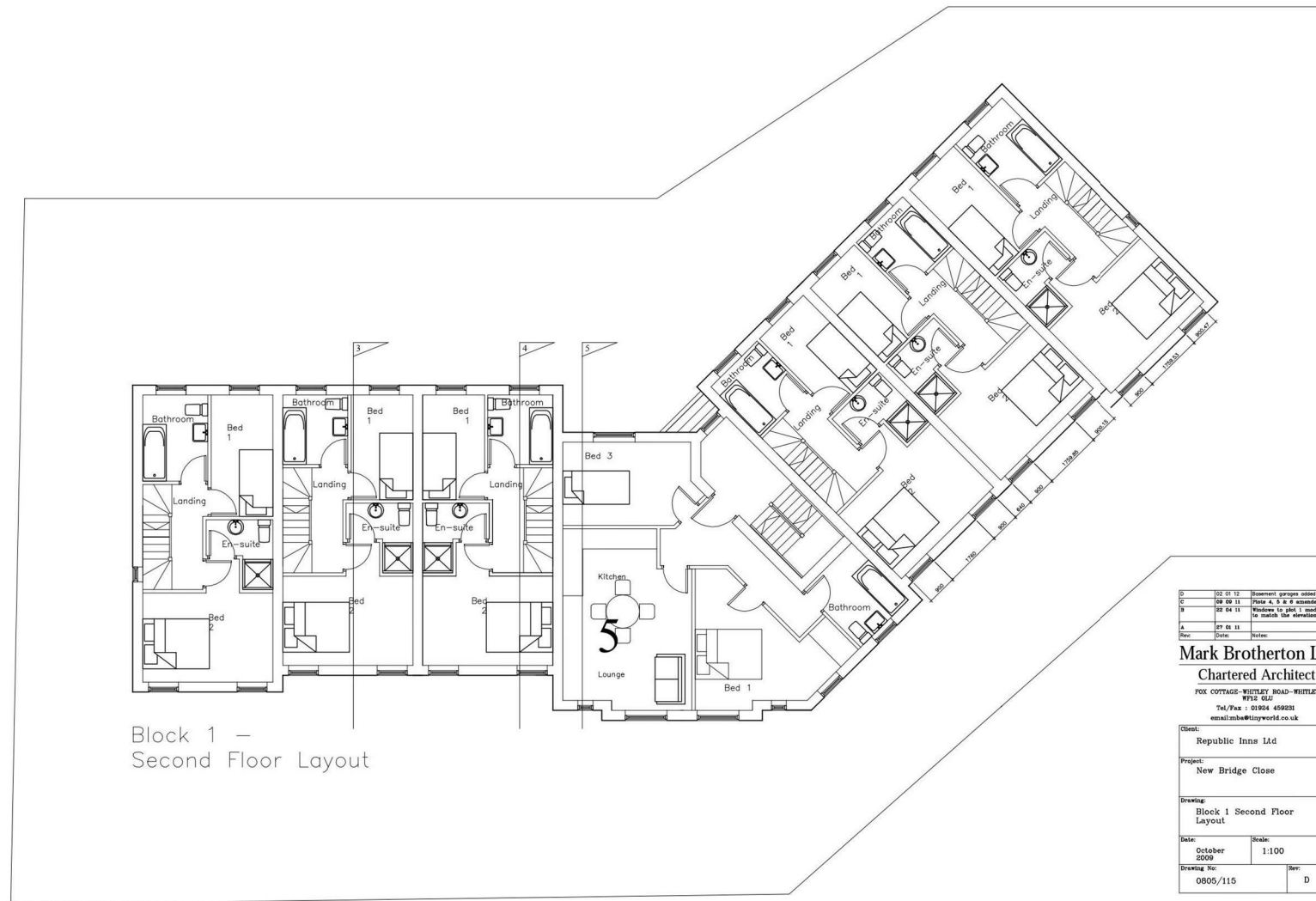
Mark Brotherton Ltd
Chartered Architect

FOX COTTAGE - WHITLEY ROAD - WHITLEY
WY2 0GU
Tel/Fax : 01924 450231
email:mbs@tinymod.co.uk

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

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Park Row



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Park Row

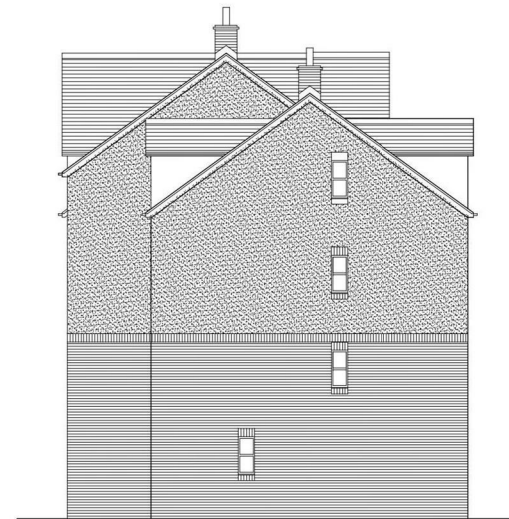


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Park Row



Block 2 — South East Elevation

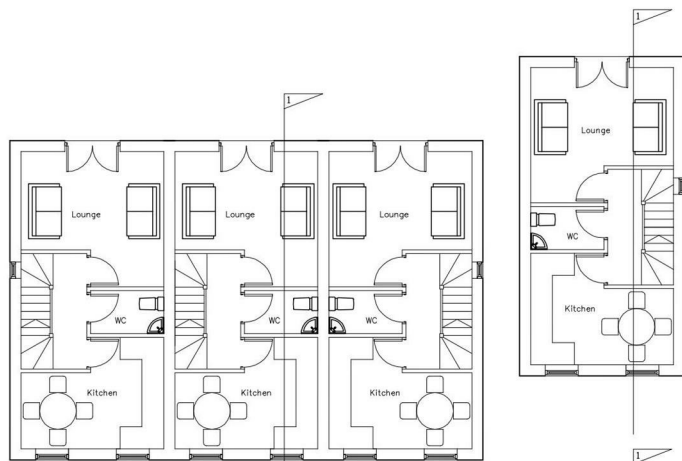


Block 2 — North East Elevation

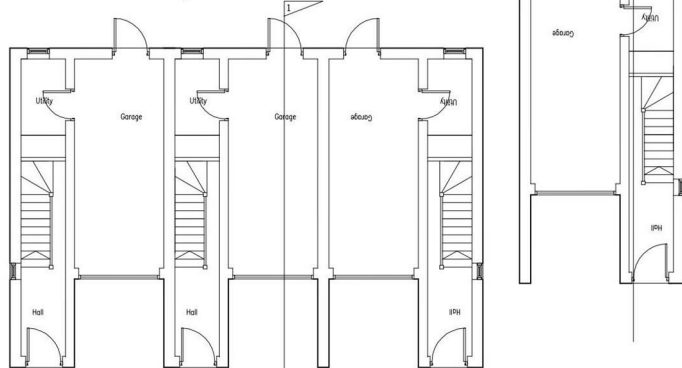
C	08/01/12	Block 2 Elevation
B	15/01/12	Block 2 Elevation, amended, revision of plot 13 updated to suit
A	27/01/12	Revised proposals
Rev	None	None
Mark Brotherton Ltd		
Chartered Architect		
FOX COTTAGE, WHITLEY ROAD, WHITLEY		
WY12 0JL		
Tel/Fax : 01924 439821		
email:mha@kayworld.co.uk		
Client:		
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

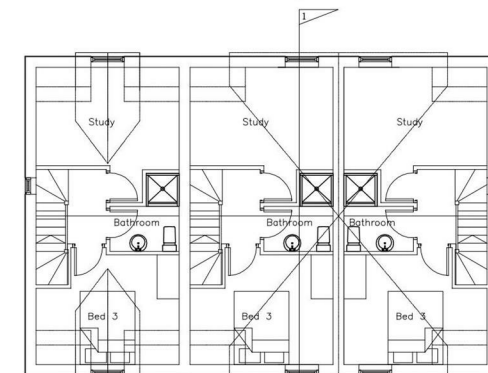
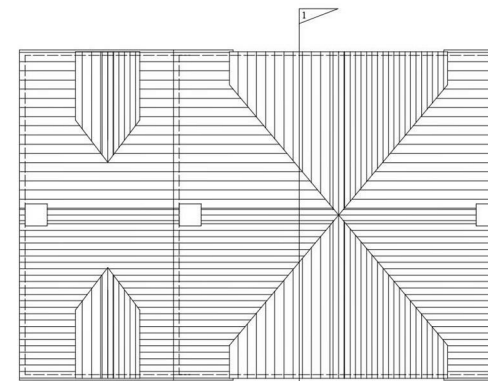


Block 2 –
Ground Floor Layout

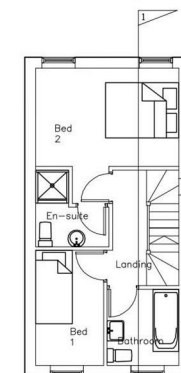
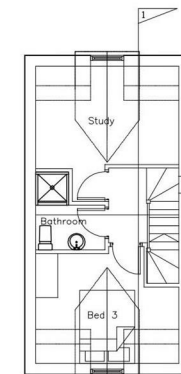
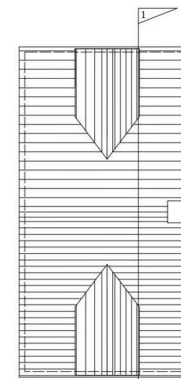
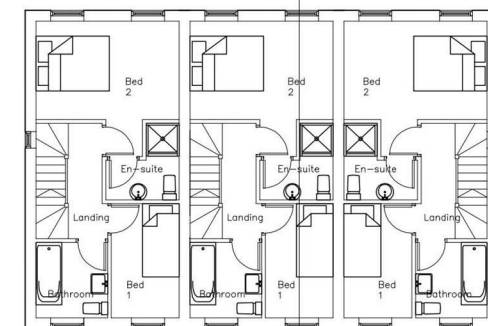
C	02.01.12	Basement garages added
B	16.07.11	Plans 10-13 FFL, amended. Position of plot 13 updated to match.
A	27.01.11	Revised proposals
Rev	0000	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE-WHEATLEY ROAD-WHEATLEY
W12 0LJ
Tel/Fax : 01894 459231
email:mhb@tinyworld.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
B	16.07.11	Plans 10-13 FFL, amended. Position of plot 13 updated to match.
A	27.01.11	Revised proposals
Rev	0000	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE-WHEATLEY ROAD-WHEATLEY
W12 0LJ
Tel/Fax : 01894 459231
email:mhb@tinyworld.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

