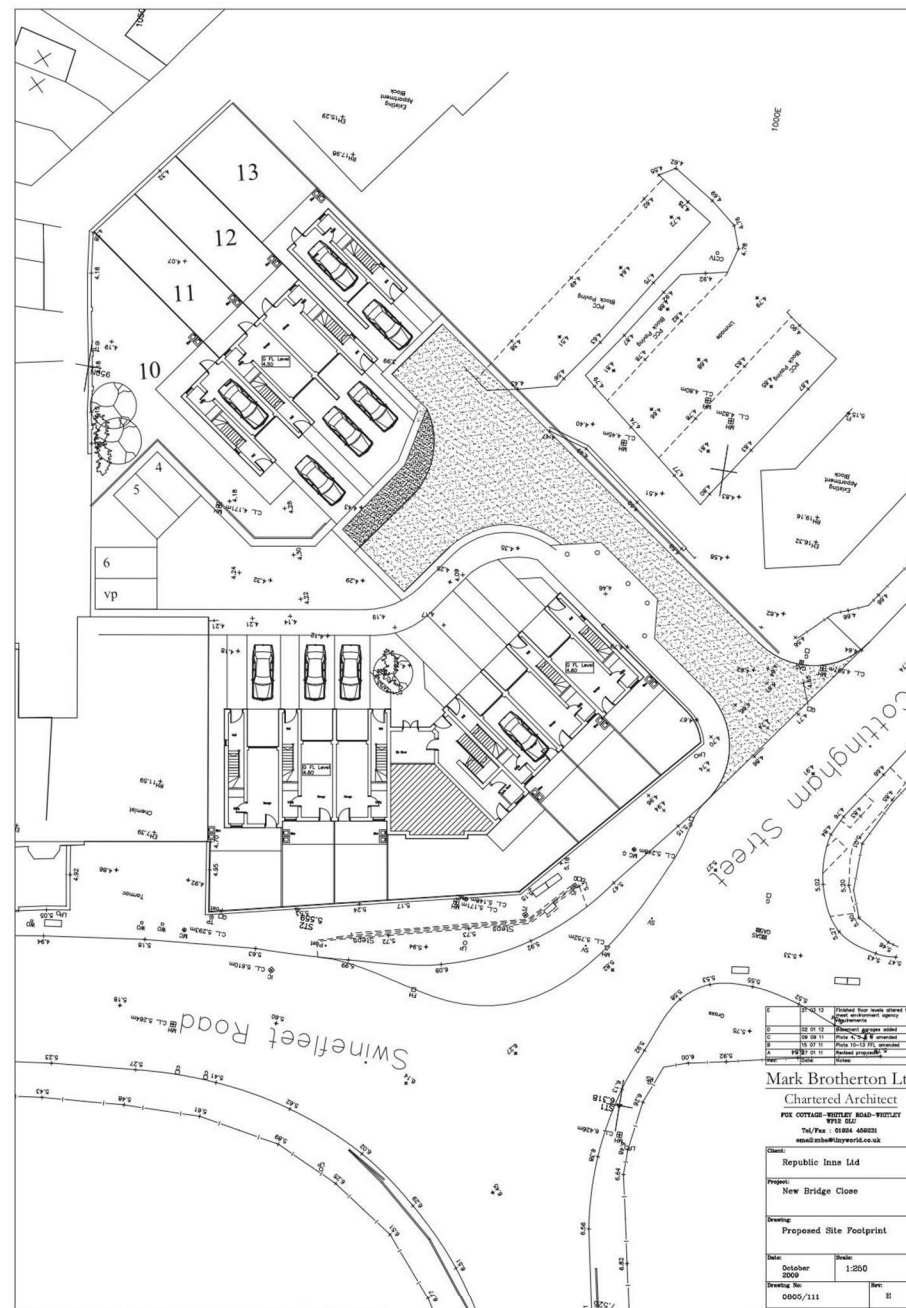




PDF created with pdfactory trial version www.pdfactory.com

Park Row

Cottingham Street, Goole, DN14 5RX
Offers Over £170,000

Planning Reference Number(s)

East Riding of Yorkshire Council Planning
Reference Number(s):

11/01331/PLF

15/30174/CONDET

22/30250/CONDET

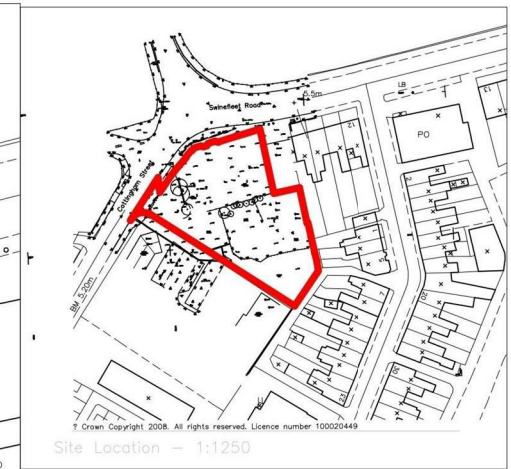
24/40045/NONMAT

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 8JL					
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: 0805/100		Rev: _____			



100 to 150	Standard project house
150 to 200	House 1, 2 & 3
200 to 250	House 4
250 to 300	House 5
300 to 350	House 6
350 to 400	House 7
400 to 450	House 8
450 to 500	House 9
500 to 550	House 10
550 to 600	House 11
600 to 650	House 12
650 to 700	House 13
700 to 750	House 14
750 to 800	House 15
800 to 850	House 16
850 to 900	House 17
900 to 950	House 18
950 to 1000	House 19
1000 to 1050	House 20
1050 to 1100	House 21
1100 to 1150	House 22
1150 to 1200	House 23
1200 to 1250	House 24
1250 to 1300	House 25
1300 to 1350	House 26
1350 to 1400	House 27
1400 to 1450	House 28
1450 to 1500	House 29
1500 to 1550	House 30
1550 to 1600	House 31
1600 to 1650	House 32
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1700 to 1750	House 34
1750 to 1800	House 35
1800 to 1850	House 36
1850 to 1900	House 37
1900 to 1950	House 38
1950 to 2000	House 39
2000 to 2050	House 40
2050 to 2100	House 41
2100 to 2150	House 42
2150 to 2200	House 43
2200 to 2250	House 44
2250 to 2300	House 45
2300 to 2350	House 46
2350 to 2400	House 47
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2450 to 2500	House 49
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2550 to 2600	House 51
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2700 to 2750	House 54
2750 to 2800	House 55
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2950 to 3000	House 59
3000 to 3050	House 60
3050 to 3100	House 61
3100 to 3150	House 62
3150 to 3200	House 63
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4250 to 4300	House 85
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4700 to 4750	House 94
4750 to 4800	House 95
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5000 to 5050	House 100
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5100 to 5150	House 102
5150 to 5200	House 103
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5250 to 5300	House 105
5300 to 5350	House 106
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5450 to 5500	House 109
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5550 to 5600	House 111
5600 to 5650	House 112
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7000 to 7050	House 140
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7350 to 7400	House 147
7400 to 7450	House 148
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19350 to 19400	House 387



N	102 01 13	Reamster pages edited
N	107 10 17	Plan 1, 2 & 3 completed
A	227 01 13	Revised proposals
Rev	2006	Initials

Mark Brotherton Ltd

Chartered Architect

POX COTTAGE-WENTLEY ROAD-WENTLEY
Notts NG16 5GJ

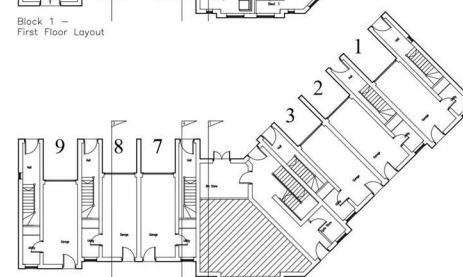
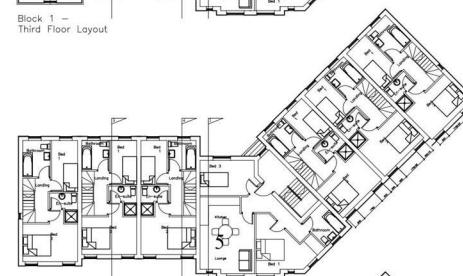
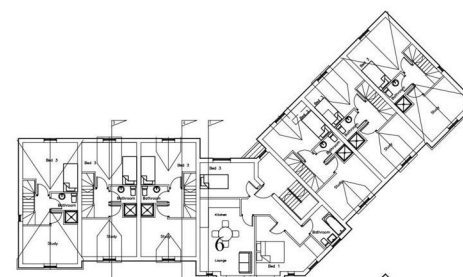
Tel/Fax : 01924 458023
email:mike@mkbrotherton.co.uk

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



D	12/03/13	Revised garage plans
C	20/04/13	Reply C 1 & 2 approved
A	27/04/13	Revised proposals
Rev		Notes

Mark Brotherton Ltd

Chartered Architect

POX COTTAGE - WHITLEY ROAD - WHITLEY

WY15 3SD

Tel/Fax : 01924 409203

email mba@tinyworld.co.uk

Client: **Republie Inns Ltd**

Project: **New Bridge Close**

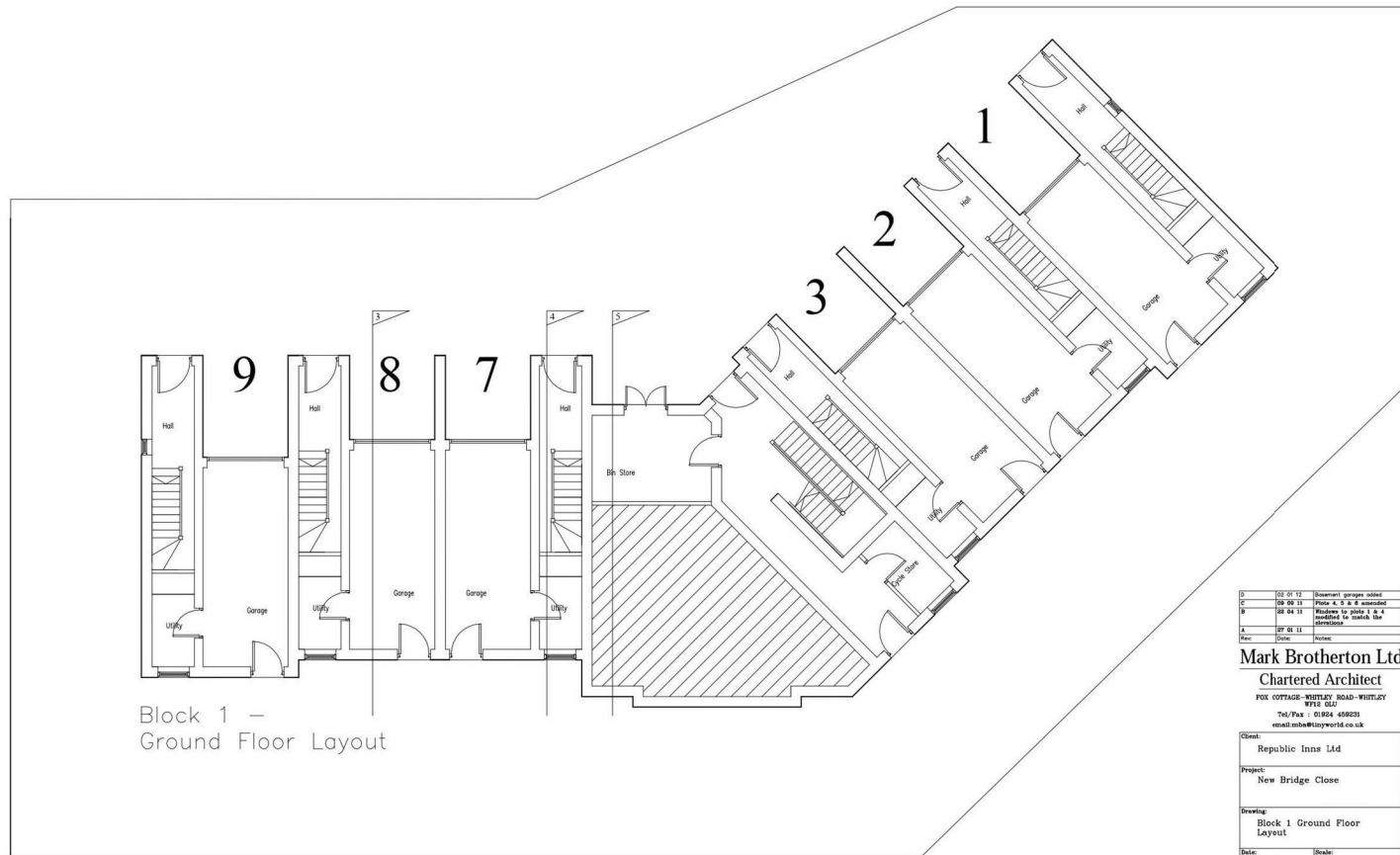
Drawing: **Block 1 Layouts**

Date: **2009**

Issue: **1:200**

Drawing No: **0805/112**

Rev: **D**



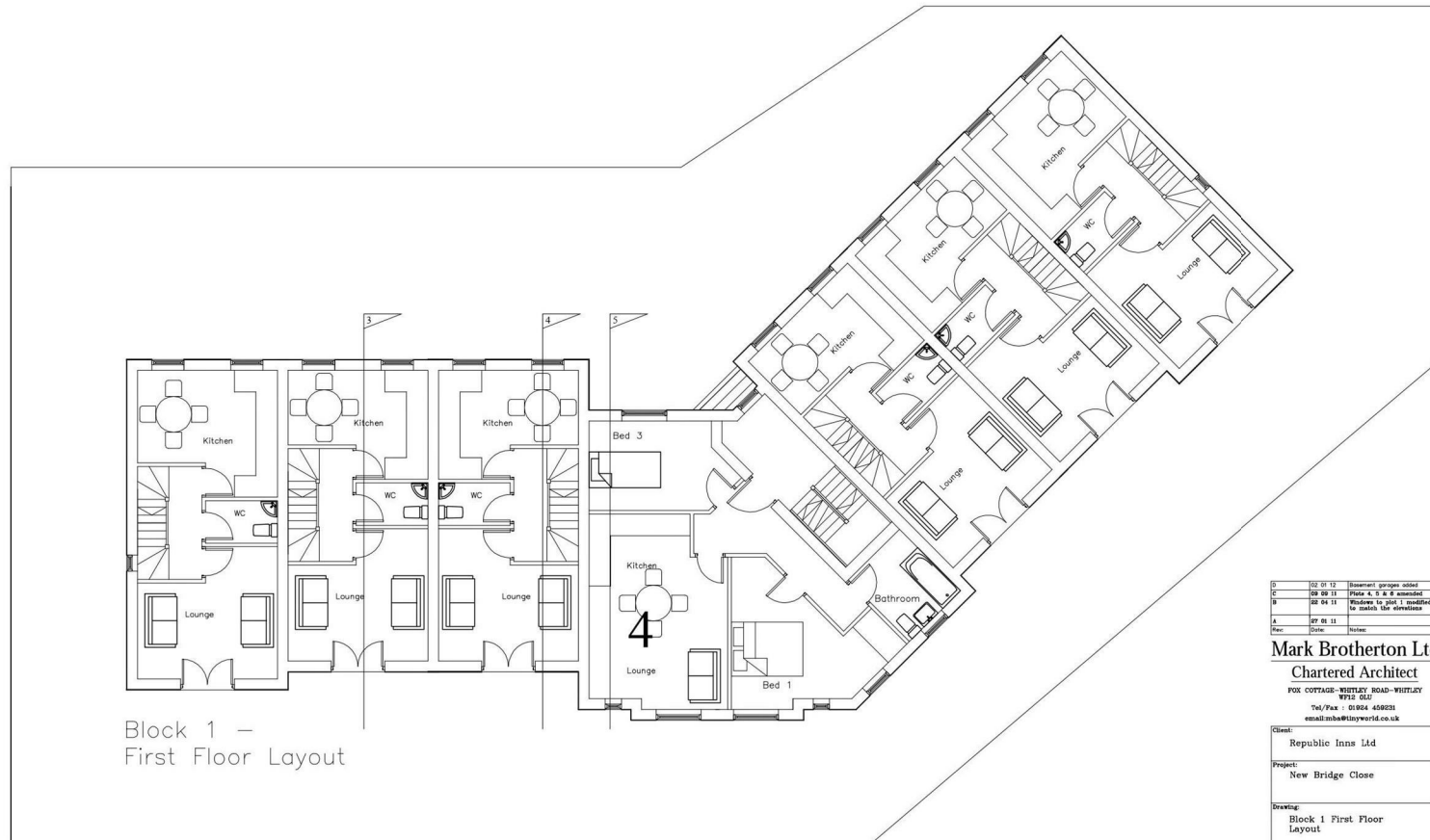
0	12.07.12	Revised garage added
1	12.08.12	Phase 1 & 2 & 3 completed
2	12.04.13	Windows to units 1 & 2 completed for install the alterations
3	07.05.13	
Rev	Date	Notes

Mark Brotherton Ltd
Chartered Architect
FOX COTTAGE, WIMBORNE ROAD, WIMBORNE
DORSET DT9 9LJ
Tel/Fax : 01204 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

PDF created with pdfFactory trial version www.pdffactory.com

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	

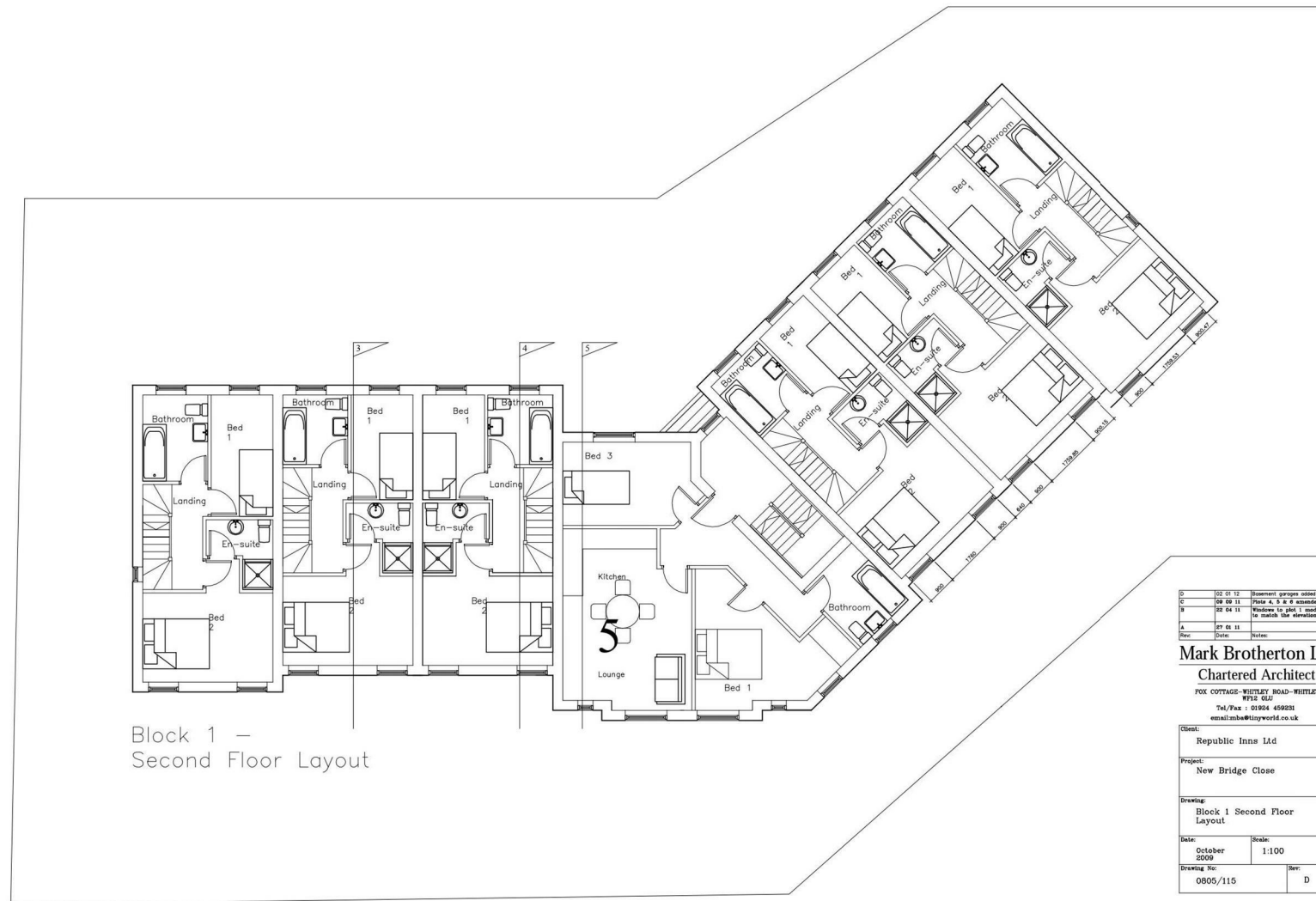
Mark Brotherton Ltd
Chartered Architect

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



D	02 01 12	Revised garage cover
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

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email:mbs@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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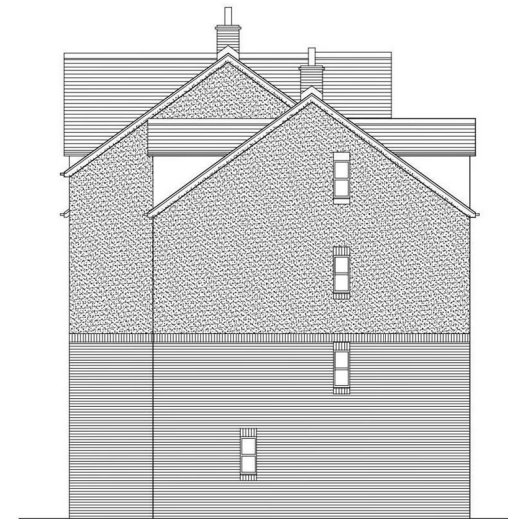
Park Row



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Block 2 — South East Elevation

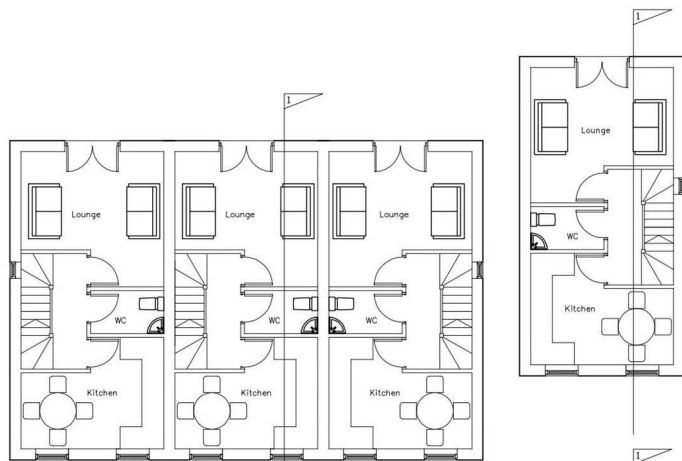


Block 2 — North East Elevation

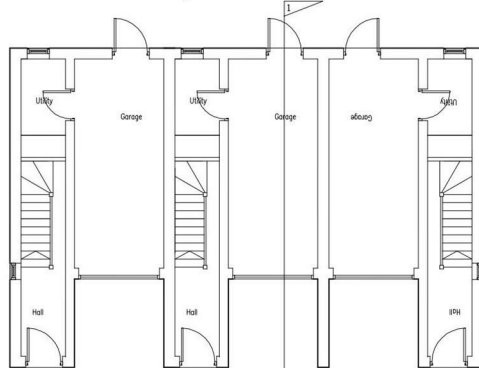
C	02/01/12	Block 2 Elevation
B	15/01/12	Block 2 Elevation, amended. Revision of plot 13 updated to match
A	27/01/12	Revised proposals
Rev	None	None
Mark Brotherton Ltd		
Chartered Architect		
FOX COTTAGE, WHITLEY ROAD, WHITLEY		
WY12 0JL		
Tel/Fax : 01924 439821		
email:mha@kayworld.co.uk		
Client:		
Republic Inns Ltd		
Project:		
New Bridge Close		
Drawing:		
Block 2 Elevations		
Date:	Scale:	
October 2009	1:100	
Drawing No:	Rev:	
0805/122	C	

PDF created with pdfFactory trial version www.pdffactory.com

Park Row



Block 2 –
First Floor Layout

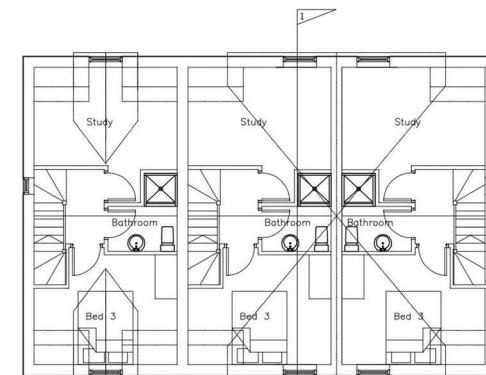
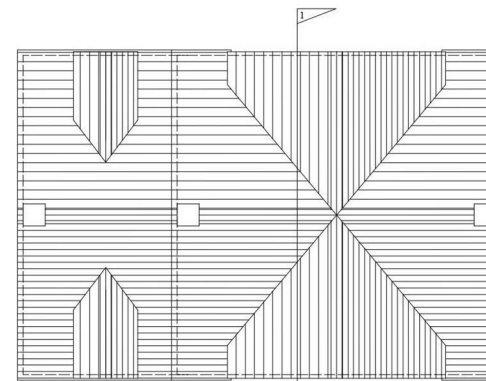


Block 2 –
Ground Floor Layout

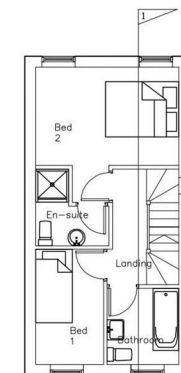
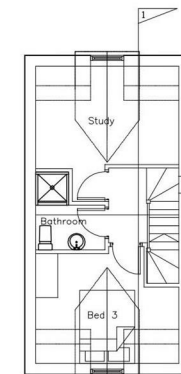
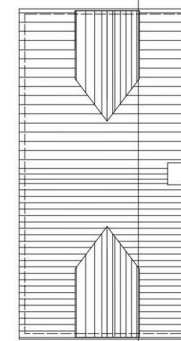
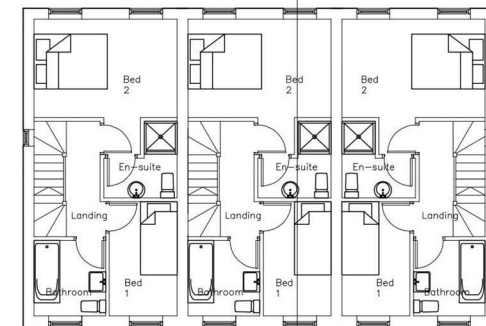
C	02.01.12	Basement garages added
B	16.07.11	Plans 10-13 FFL, amended. Position of plot 13 updated to match
A	27.01.11	Revised proposals
Rev	0000	Initial

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	Initial

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

