

RESIDENTIAL DEVELOPMENT OPPORTUNITY

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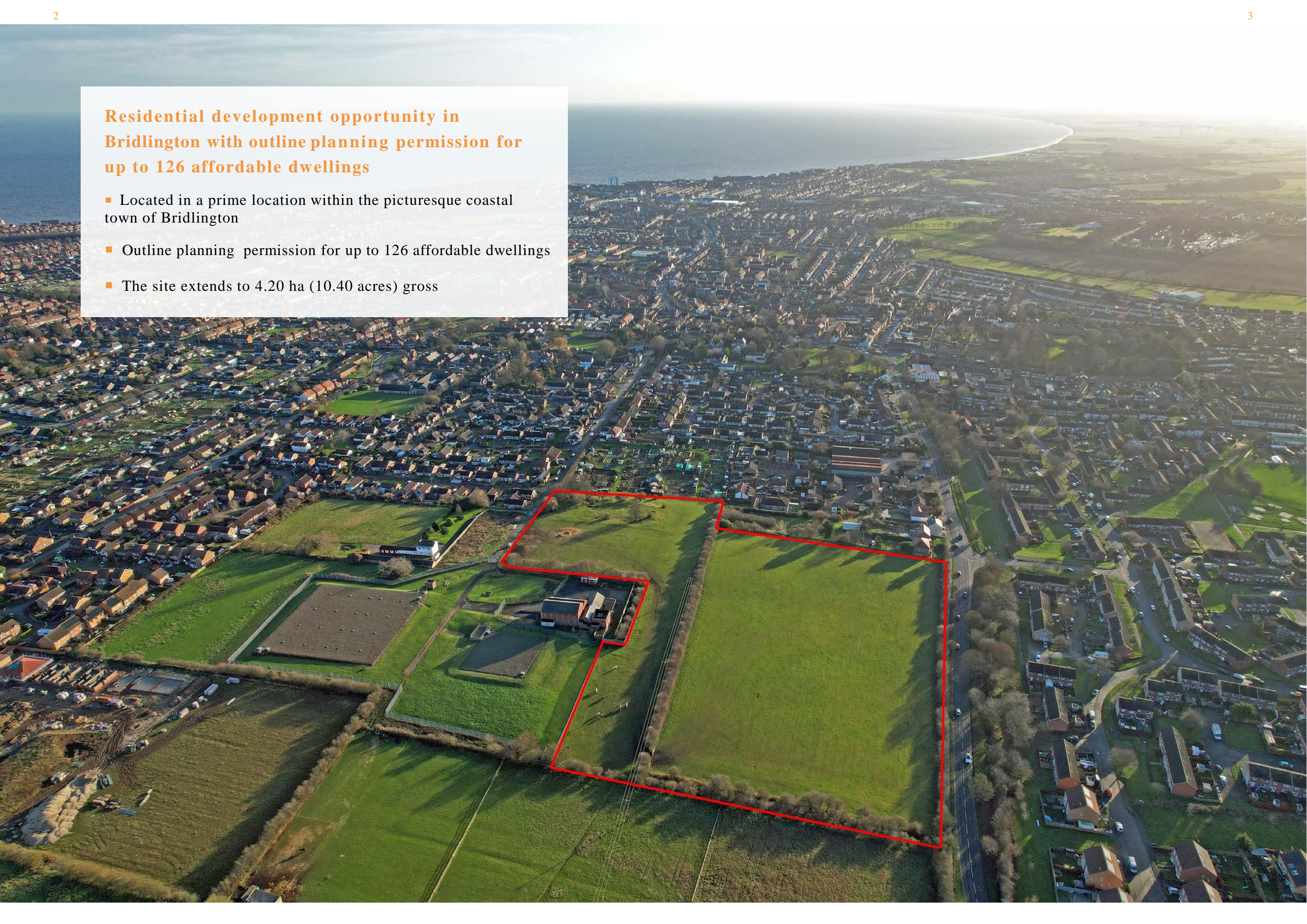
LAND EAST OF  
**SCARBOROUGH ROAD, BRIDLINGTON**  
EAST RIDING OF YORKSHIRE

YO16 7NY



## Residential development opportunity in Bridlington with outline planning permission for up to 126 affordable dwellings

- Located in a prime location within the picturesque coastal town of Bridlington
- Outline planning permission for up to 126 affordable dwellings
- The site extends to 4.20 ha (10.40 acres) gross

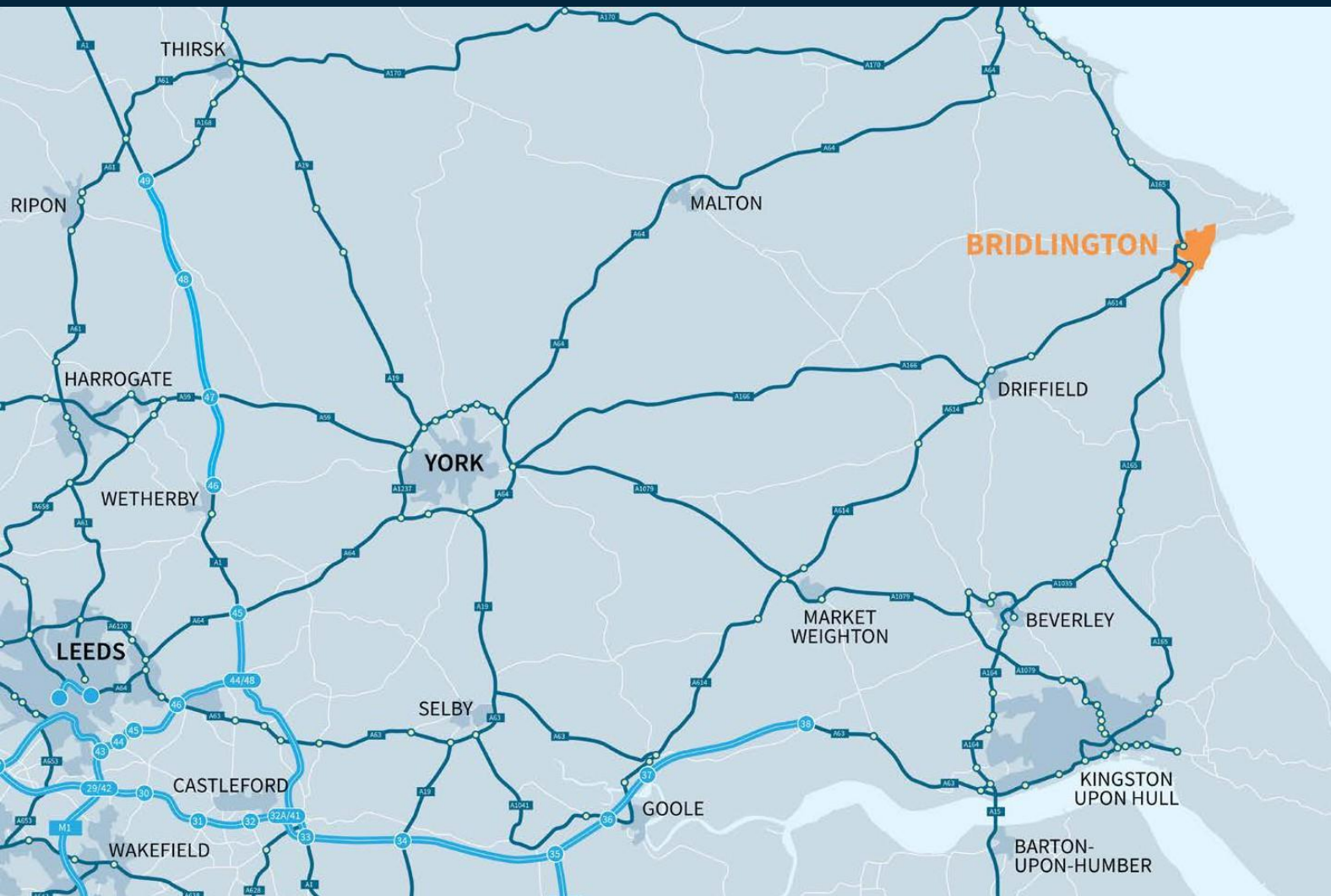


# Site Location

The site is located along the northern boundary of the coastal town of Bridlington, in the East Riding of Yorkshire.

York and Hull are the closest major cities, which are situated 40 miles west and 26 miles south respectively.

The closest train station to the site is Bridlington station, which is located 1.3 miles to the south, and provides regular direct services to Scarborough, Hull, Doncaster and Sheffield.



The site is situated on the northern fringe of Bridlington, 1.2 miles north of Bridlington Town Centre and its amenities. The site lies to the east of the A165, which provides access to Scarborough and the M62. Bridlington Town Centre provides several amenities including a Tesco Superstore, Bridlington Harbour, a sports centre, and a number of independent shops, restaurants and bars.



The site is situated within a short distance of a number of Primary and Secondary schools including:

- **Primary**  
Burlington Infant & Junior School (Good Ofsted)
- **Primary**  
New Pasture Lane Primary School (Good Ofsted)
- **Primary**  
Our Lady and St Peter Catholic Primary (Outstanding Ofsted)
- **Secondary**  
Bridlington School (Good Ofsted)
- **Secondary**  
Headlands School (Good Ofsted)

## Site Description

The site is currently vacant and comprises two pasture fields divided by a hedgerow. It is accessed off the A165 Scarborough Road and wraps around an existing water treatment facility to the north-east.

Residential development is located to the south and to the east across Scarborough Road, with further housing proposed to the north as part of residential allocations in the emerging Local Plan.

The site is irregular in shape and has a gradual slope downwards from east to west, with a level change from to Scarborough Road, which is set approximately 2m lower than the western boundary. The site represents an excellent opportunity for housing to be delivered within an appropriate and sustainable location within Bridlington.



The proposed development will make an efficient and attractive use of the land on a site which is largely surrounded by existing and proposed housing.

The site is located within a highly sustainable location on the edge of Bridlington, which is the largest settlement in the East Riding. There is the potential for pedestrian access off Mill Lane back into Bridlington.

The site benefits from being located close to a range of services and facilities, including local shops, public houses and other community facilities.

Bridlington as a Principal Town, is one of the most sustainable settlements in the district and will need to accommodate further housing, as evidenced by the proposed new housing allocations for the town.

The site is largely contained by surrounding development, representing a natural extension to the settlement boundary, it is also not located within a designated area of landscape importance and relates well to the existing settlement.



## Keyland

Established in 1987, Keyland has regenerated some of the most complex and acclaimed residential and commercial developments in Yorkshire.

Keyland's values, model and approach to delivering exceptional places are core to everything Keyland do. The values drive Keyland's approach to development using the 'Six Capitals' philosophy.

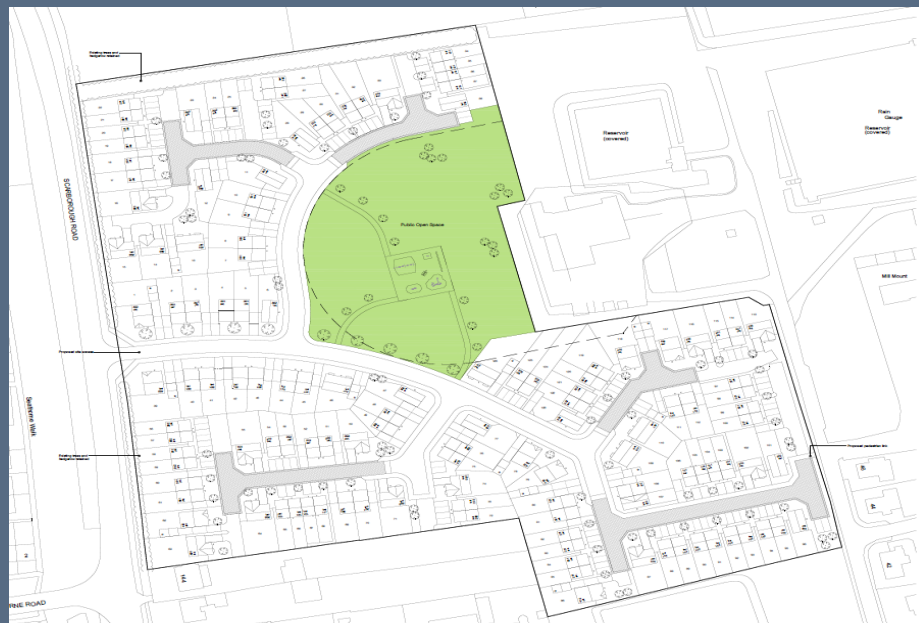
For more information on Keyland's 'Six Capitals' please visit [www.keyland.co.uk](http://www.keyland.co.uk)

## Planning

Keyland Developments have secured an outline planning application with all matters reserved other than access. The application comprises up to 126 affordable dwellings of between 1 and 4 no. bedrooms, including varying house types and parking.

A new access directly off A165/Scarborough Road and Public Open Spaces of approx. 1.66 acres will be provided to the north east.

The outline planning permission can be viewed by visiting the East Riding of Yorkshire Council Public Access website and searching by the planning application reference number - 22/03299/STOUT.



 Up to 126 dwellings

 Public Open Spaces of approx. 1.66 acres

 Planning application number - 22/03299/STOUT



## Method of Sale

The site is for sale by way of Informal Tender.

We are inviting offers by **12 noon on Wednesday 13<sup>th</sup> March 2024.**

An offer pro-forma will be provided within the data room, and we request this be completed in full as part of the Offer submission.

## Viewings

Access will be provided to the site through a number of viewing dates.

We ask interested parties refrain from entering without prior consent.

## Further Information

Please contact us to receive access to a dedicated data room where you can download all available documents, which include:

- Planning Application
- Site layout plan
- Technical pack

The planning application can also be viewed by visiting the East Riding of Yorkshire Council Public Access website and searching by the planning application number - 22/03299/STOUT.

## Title

The property is registered in the name of Keyland Development Limited (Co No 02180728) with title number HS266899.

The site will be sold with clean title and vacant possession.

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### Further Information

For further information or to make viewing arrangements please contact:

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