



Prime Development Site,
High Street, East Cowick, DN14 9EP

Asking Price Of £375,000

Property Features

- Prime Development Site on edge of popular Rural Village
- Consent for 3 Individual Detached Dwellings
- Each with 3 Bedrooms, 2 Bathrooms & Detached Garage
- Blocked paved Access with brick walls and pillars
- Foul Drainage & some Surface Water Drainage on Site

Full Description

INTRODUCTION

We are pleased to offer For Sale the Premises and Yard of well known local Developer Norman Zaifert Ltd which are situated in the popular rural Village of East Cowick.

This is a rare opportunity to Purchase a unique Development Site which has the benefit of Full Planning Permission for the erection of 3 Detached Dwellings following the removal of the existing Outbuildings.

East Cowick is conveniently located for the Towns of Goole and Selby, and both the M62 and M18 Motorways are within easy reach allowing easy commuting to the major Yorkshire Business Centres.

SITUATION

From Goole take the A614 and then the A1041 to East Cowick. On reaching the Village and after passing through the sharp right hand bend turn left into High Street where the Site will be found on the left handside.

THE SITE

This consists of the Premises and Yard of Norman Zaifert Ltd which is situated in a excellent position on the edge of the popular rural Village of East Cowick and is edge red on the attached Site Plan.

The Site is accessed from High Street via a Right of Way over the existing block paved Vehicular Access which has brick walls and pillars and is shown hatched black on the attached Site Plan.



PLANNING PERMISSION

The Site has the benefit of Full Planning Permission for the erection of 3 Detached Dwellings with associated access following the removal of the existing Outbuildings being Decision No: 22/02495/PLF granted by the East Riding of Yorkshire Council on the 15th December 2022.

The Planning Permission gives Consent for 3 individual Detached Dwellings each having good sized 3 Bedroom, 2 Bathroom accommodation and a Detached Garage.

A copy of the Planning Decision Notice together with associated Plans can be obtained from the Agents Goole Office or by visiting www.eastriding.gov.uk

SERVICES

It is understood that Foul Drainage and some Surface Water Drainage have already been laid into the Site with Mains Water and Electricity readily available in High Street however it is recommended that interested parties make their own enquiries with the Statutory Authorities.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



