



Prime Development Site

High Street, Airmyn, Nr Goole, DN14 8LD

Asking Price Of £495,000

Property Features

- Prime Development Site extending to 0.49 Acres (0.2Ha)
- Located towards the edge of Popular Riverside Village
- With the Benefit of Full Planning Permission
- For Highly Imaginative Scheme of 6 Dwellings
- Ideally placed for Hull, York, Leeds & J36 of M62



Full Description

SITUATION

The riverside Village of Airmyn is situated some two miles northwest of the thriving Inland Port Town of Goole and ideally placed for the commuting to the Cities of Hull, York and Leeds, with Junction 36 of the M62 within one mile giving access to all the other leading Yorkshire Business Centres.

Airmyn has a good selection of local amenities including Church, Public House, excellent Primary School, Village Hall and Playing Fields.

The Site is situated on the southern edge of Airmyn being on the right hand side of High Street and is best approached by taking the A614 out of Goole along Rawcliffe Road towards Rawcliffe, After passing over the M62 at the next roundabout take the fourth exit sign posted Airmyn. Proceed into the Village and the Site will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

THE SITE

This consists of a level Prime Residential Development Site, being the recently cleared former Engineering Premises of John B Backhouse which extends to approximately 0.49 Acres (0.2Ha) or thereabouts and is edged red on the Site Plan attached at the rear of these particulars.

The Site has an extensive made up road frontage to High Street, enjoys open views over Farmland at the rear and is one of only a very small number of Development Sites still available in this sought after Residential Village.



PLANNING PERMISSION

The Site has the benefit of Full Planning Permission for the erection of 6 Dwellings being Application No. 20/01280/PLF granted by the East Riding of Yorkshire Council on the 10th August 2020.

A copy of the Planning Decision Notice together with a copy of a letter from the East Riding of Yorkshire Council dated 19th August 2020 acknowledging an error in Condition 14 of the original Decision Notice can be obtained from the Agents Goole Office or by visiting the Planning website at www.eastriding.gov.uk.

ARCHAEOLOGICAL INVESTIGATIONS

The Archaeological Investigations in accordance with the Written Scheme of Investigation as required by Condition 12 of the Planning Permission have been completed by Pastsearch Archaeology and submitted to both the East Riding of Yorkshire Council Planning and Humber Archaeological. A copy of the report can be obtained from the Agents Goole Office or by visiting the council planning website at eastriding.gov.uk

APPROVED SCHEME

The highly imaginative Approved Scheme of 6 Dwellings consists of the following:-

PLOT 1 - End Terrace 3 Bedroom, 2 Bathroom House - Internal floor area 976 sq. ft.

PLOT 2 - Inner Terrace 2 Bedroom House - Internal floor area 673 sq. ft.

PLOT 3 - End Terrace 4 Bedroom, 2 Bathroom House - Internal floor area 1105 sq.ft.

PLOT 4 - Detached 4 Bedroom, 2 Bathroom House with Garage - Internal floor area 1831 sq. ft.

PLOT 5 - Semi Detached 3 Bedroom, 2 Bathroom House - Internal floor area 920 sq.ft

PLOT 6 - Semi Detached 3 Bedroom, 2 Bathroom House with Garage - Internal floor area 920 sq. ft.

A copy of the Approved Site Plan is attached at the rear of these particulars.

SERVICES

It is understood that all mains services are readily available to the Site however it is recommended that all interested parties should make their own enquiries with the relevant Statutory Authorities as to the points of connection and costs.

ROADWAY

The roadway fronting the Site being High Street is made up and taken over by the local Highway Authority.

TENURE

The tenure of Site is taken as Freehold.

CONDITION OF SALE

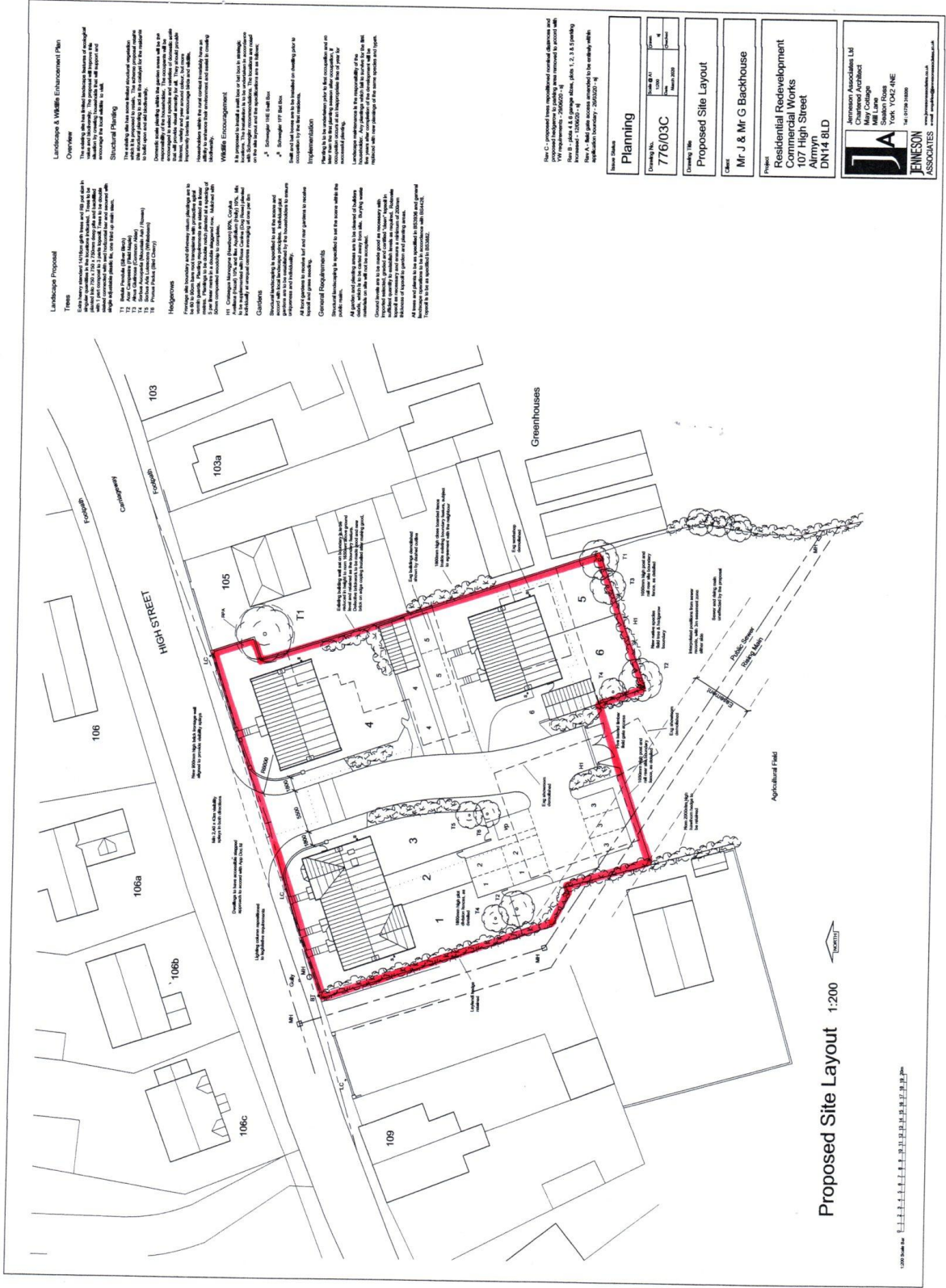
It is to be a Condition of the Sale of the Land that the new roadway serving the approved Development will also provide access to the Vendors retained Land with adjoins the southern boundary of the Site being Sold.

VIEWING

Strictly by appointment with the Agents Offices.

ADDITIONAL INFORMATION

Should you require any additional information or wish to discuss any points please contact Stephen Townend on 01405 762557.



Landscaping & WMSB Enhancement Plan

Overview
 The site is located within the WMSB (Water Management System Boundary) and is subject to the WMSB Enhancement Plan. The proposed development is designed to be in accordance with the WMSB Enhancement Plan and will include the following measures to ensure compliance with the WMSB Enhancement Plan:

Structural Planting
 The site has been assessed for structural planting opportunities. The proposed development will include the following structural planting measures to ensure compliance with the WMSB Enhancement Plan:

WMSB Encouragement
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Planning
 Drawing No. 776/03C
 Drawing Title Proposed Site Layout
 Client Mr J & Mr G Backhouse
 Project Residential Redevelopment
 Commercial Works
 107 High Street
 Almyr
 DN14 8LD

JAMESON ASSOCIATES LTD
 Chartered Architect
 May College
 Siskin Road
 YORK, YORK 4HE
 Tel: 01904 333300
 www.jamesonassociates.co.uk

Proposed Site Layout 1:200

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 01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements