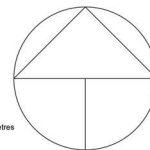


Scale
0 1 2 3 4 5 6 7 8 9 10
Metres



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Revisions	
A	
Date	

piercy design



Architects • Designers • Project Managers • Planning Supervisors

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Client

Job Title

Proposed Residential
Development on Land to West
of 51, Little Wold Road, South
Cave

Drawing Title

Indicative Site Layout Plan

Status **Planning**

Date **July 2024** Scale **1:200 @ A1**

Drawn **H.P.** Checked Approved

Dwg No. **2024-26/P01** Rev.

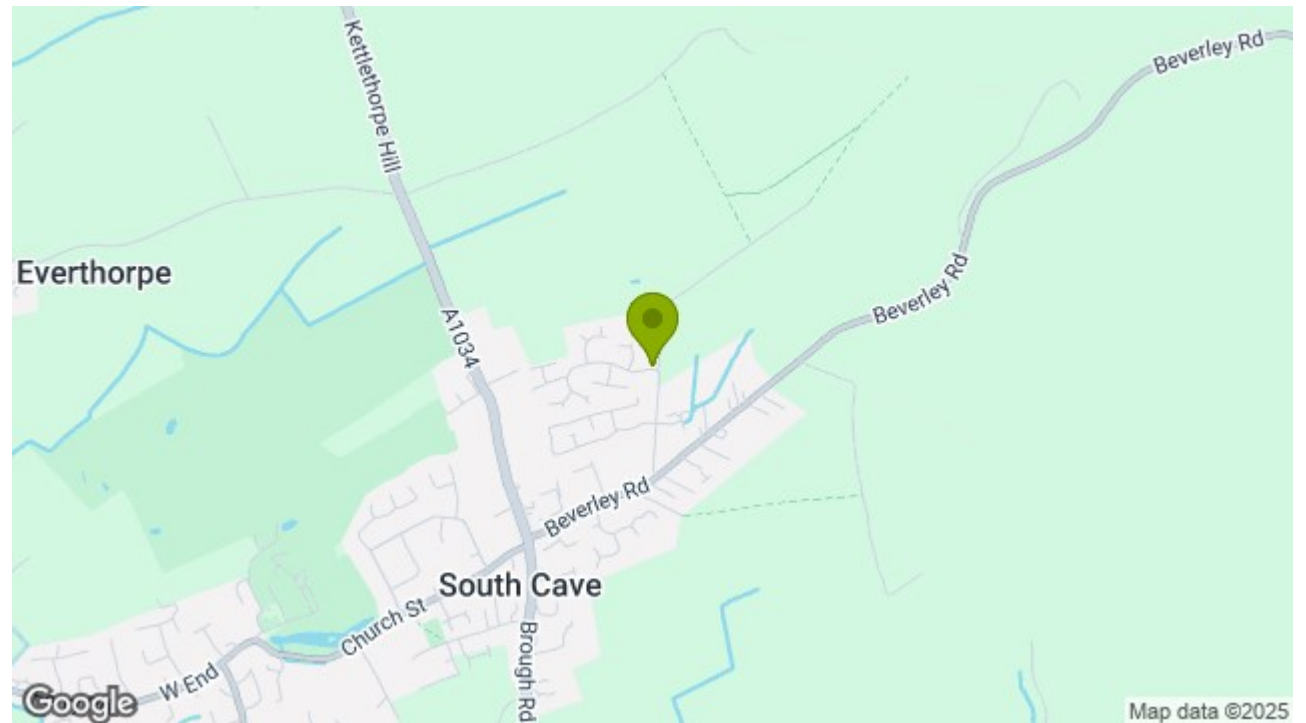
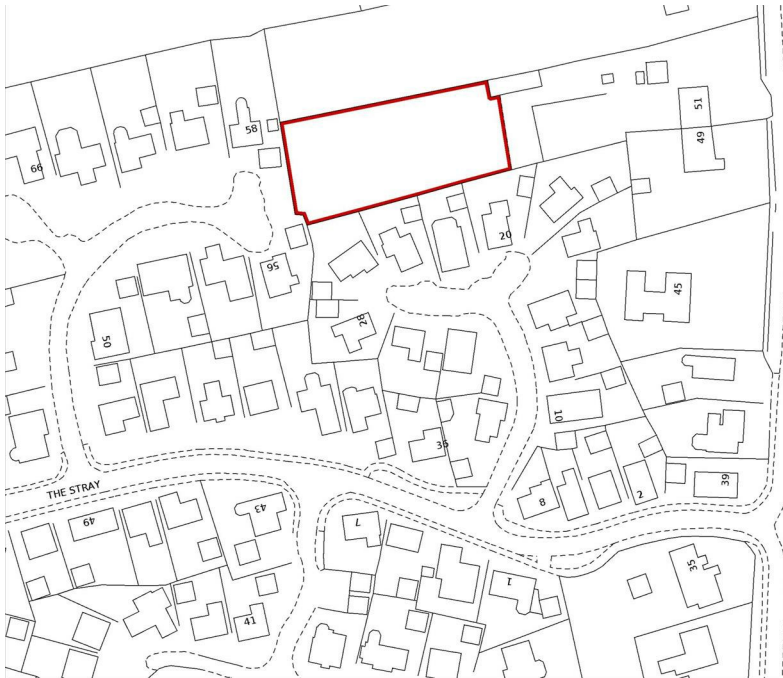
Land West Of 51 Little Wold Lane, South Cave, HU15 2AL
£650,000

Little Wold Lane, South Cave, HU15 2AL

Key Features

- Potential Residential Development Site
- Approximately 0.47 Acres
- Popular Village Location
- Title: YEA101670

For the sale of potential development nestled between Little Wold Lane and The Stray, South Cave. The site totals approximately 0.47 acres and offers excellent potential for development. Further details available on request.



LOCATION

The land is positioned between 51 Little Wold Lane and the head of a cul-de-sac on The Stray. South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York and Leeds, with immediate access being available to the A63/M62 motorway network. There is a main line railway station in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, public houses and restaurants together with Cave Castle hotel, golf course and spa country club. The village has a junior school and is a short distance from the renowned South Hunsley secondary school.

THE SITE

The site totals approximately 0.47 acres and has potential for residential development. Access to the site is to be via The Stray.

TENURE

The land is subject to a freehold sale.

LEGAL FEES

Each party is responsible for their own legal fees.

LOCAL AUTHORITY

East Riding Of Yorkshire Council. Telephone Number (01482) 393939

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

