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## **Outgaits Lane,** **Filey, YO14 OPX**

**Rent - £500,000**

A Freehold development site that is situated in the village of Hunmanby that is believed to have permitted development for up to 10 dwellings. This L shaped site is approximately 0.81 acres (3,313 sqm) and access is available from Burlyn Road.

## LOCATION

The site is situated in the village of Hunmanby, which is approximately 3 miles southwest of Filey, 9 miles south of Scarborough and 9 miles north of Bridlington. The nearest town of Filey is a popular East Coast Holiday Resort on the North Yorkshire Coast and It is historically a fishing town but has enjoyed a reputation as being a seaside resort since Victorian days. The town is accessible by road, with the principal connection being the A165 Scarborough to Bridlington Road that then leads onto the A64, A1, M1 and M62. The town centre accommodates a small number of national retailers but is predominately occupied by small local traders.

The village of Hunmanby has a good range of amenities that include a co-op supermarket, a small number of pubs and restaurants, hair dressing salon, dentists and solicitors office.

This site is situated to the rear of Outgaits Lane and vehicular access can be gained from Burlyn Road.

## THE SITE

L shaped site with a gross area of approximately 0.81 acres (3,313 sqm) currently used as grassland / extended gardens by the current owners who will fence off the remaining parcel of land that is currently open.

## TENURE

Freehold.

## GUIDE PRICE

We are seeking offers in the regions of, £500,000 for the land.

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**Outgaits Lane - 18626379**  
**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(81-91) <b>A</b>		
(61-80) <b>B</b>		
(41-60) <b>C</b>		
(21-40) <b>D</b>		
(1-20) <b>E</b>		
<b>F</b>		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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