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Holbeck Hill, **Scarborough, YO11 2XP**

Rent - £375,000

Freehold development site situated on the South Cliff side of Scarborough town and within easy access of the Esplanade and the south bay. The site has had the benefit of a general development order and full planning consent for residential development. The site equates to approximately 0.4 acres (0.16 ha) Mains services installed onto site.

FULL DESCRIPTION

This is a greenfield site of approximately 0.4 acres (0.16 ha) that may suit a residential development of 9-16 apartments with some potentially offering sea views.

LOCATION

Scarborough is an established commercial, tourist and retail location, approximately 40 miles east of York with a population in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year.

The site is situated off Holbeck Hill on the south cliff side of the town and is approximately 1.3 miles from Scarborough town centre and within walking distance of the Esplanade with the south bay just beyond.



Holbeck Hill - 18717127

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		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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