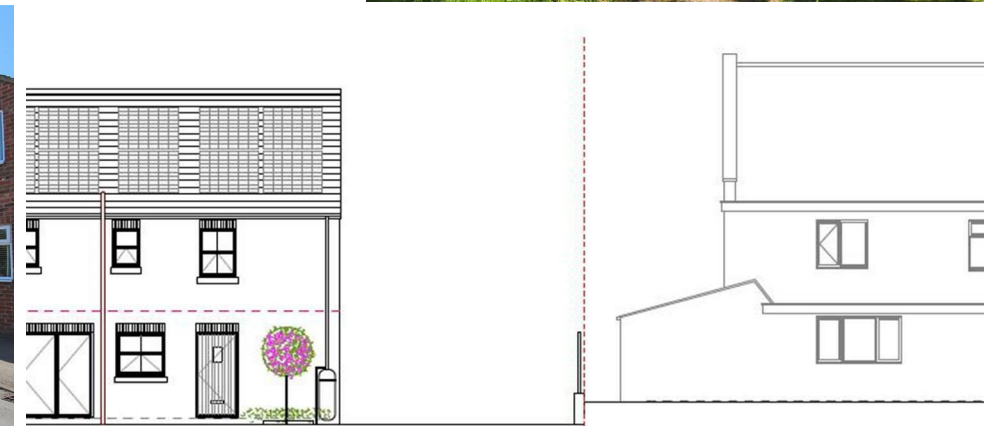
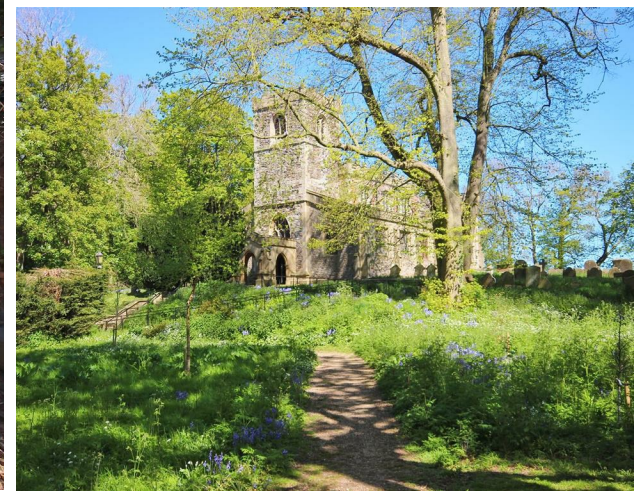
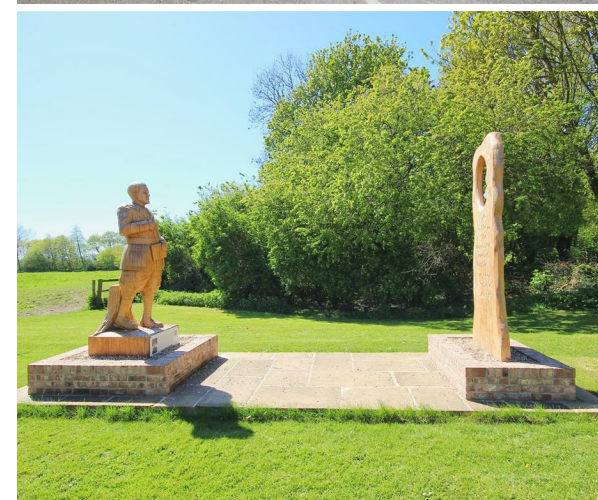


2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

Building Plot Adjacent to 1 Main Street, Roos, HU12 0HB  
Offers in the region of £70,000



Proposed Rear Scene 1:100



Proposed Street Scene 1:100

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	

- Freehold Residential Building Plot
- Currently at Foundation Level
- Lovely Holderness village setting

- Full Planning Permission
- Rare Opportunity

### LOCATION

The building plot is located south of Main Street in Roos and is currently at foundation level.

Roos is an attractive Holderness village which has a current population of over 1,000 and lies just 4 miles inland from Withernsea on the East Yorkshire Coast. Hornsea lies about 12 miles to the north and the city of Hull is also within comfortable travelling distance being about 16 miles by road to the west. The village offers good local facilities including shops, a primary school, doctors surgery, public houses and a country bus service. More comprehensive shopping facilities are available in Withernsea where secondary education is also provided for.

### PLANNING CONSENT

Full planning consent was granted on 25th November 2025 for the erection of a three bedroomed detached dwelling. Plans are available to view at our Hornsea office or via the ERYC Planning Portal under Application Number 25/02566/PLF.

### CONSTRUCTION

Construction has commenced and the property is currently at the foundation stage.

