

GROUND FLOOR LAYOUT PLAN  
PROPOSED • SCALE 1:50

# LAND 7A WESTGATE PATRINGTON

**£90,000**  
**FREEHOLD**

Frank Hill & Son are pleased to offer a unique, excellent opportunity to purchase a residential development site with full planning permission for one self build custom-built dwelling situated in the centre of the village of Patrington. convenient to local schools and amenities. Residential Development Site 7 Westgate Patrington.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
 established 1924



SITE PLAN  
PROPOSED • SCALE 1:500



### **Planning Permission**

Full planning permission 24/03677/PLF was granted on the 12th February 2025 by the EYRC. For the erection of a custom-built dwelling (subject to conditions). full details are available from the agents. Any further enquiries should be made to the planning officer at the East Riding of Yorkshire Council

### **Land Registry**

The land is awaiting registration

### **Services**

Not presently connected. Mains water, electricity, sewage and gas are available on Westgate intending purchaser to satisfy themselves as to mains connection requirement

### **Tenure**

Freehold with vacant possession

### **Solicitors**

Solicitors

### **Exchange of Contracts**

The exchange of contracts is to take place 28 days after receipt by the purchasers solicitor of a draft contract or by arrangement

### **Viewings**

Viewings are strictly by appointment with Frank Hill and Son

### **Agent Notes**

On the 26th June 2017 the fourth Money Laundering Directive came into effect. As a consequence of this new legislation, the vendor's agents will need to undertake due diligence checks of potential purchasers prior to an offer being accepted. Please contact the agents for further information that the Money Laundering 2003 and Immigration Act 2014 intending purchasers will be asked to produce identification documentation.


### **Plan and Particulars**

The plans have been prepared and the areas in the particulars are stated for the convenience of the purchaser and are based on the ordnance survey map with the sanction of the controller of HMA stationary officer. The plans and particulars are believed to be correct but their accuracy cannot be guaranteed and no claims for omissions be admitted







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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