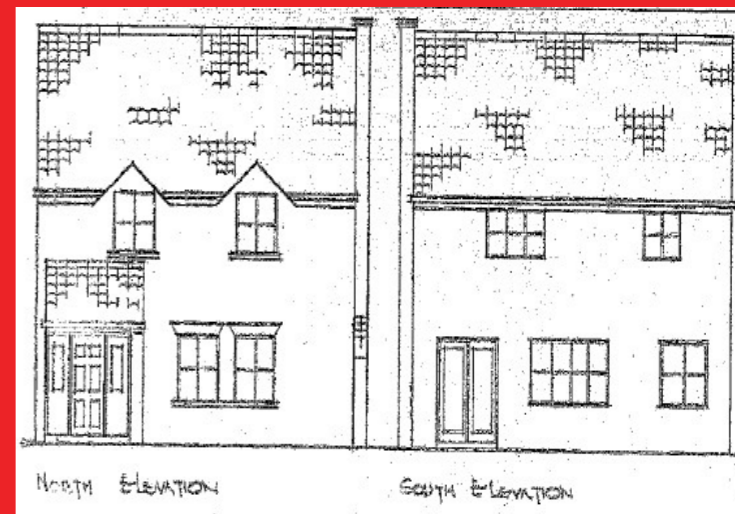
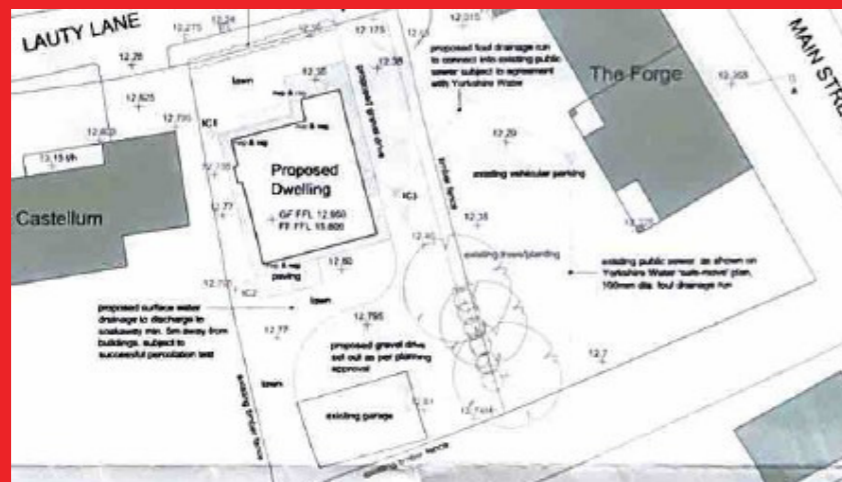




Asking Price  
£129,950

Building Plot,  
Lauty Lane  
Long Riston, HU11 5JJ



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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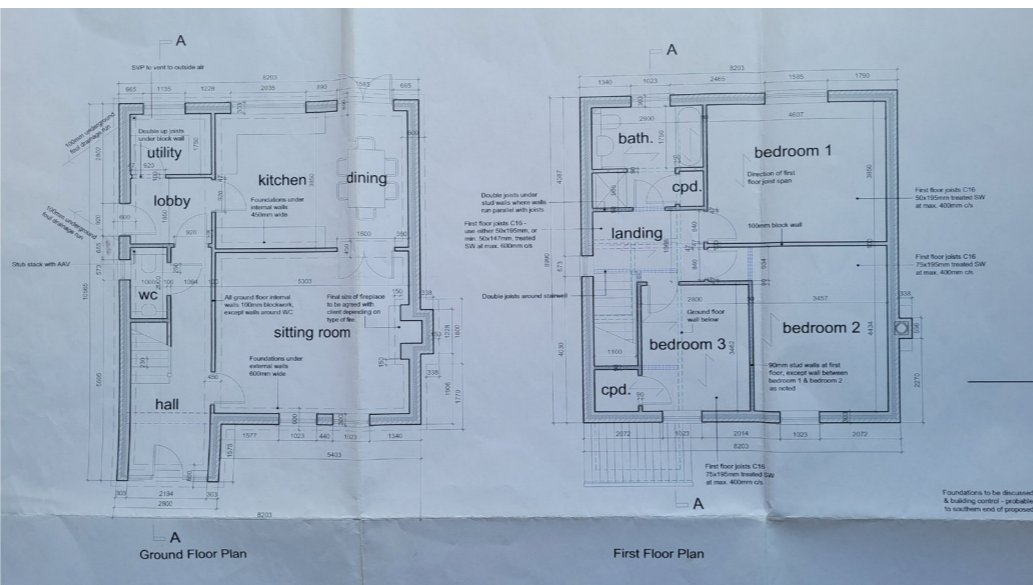


## Building Plot, Lauty Lane, Long Riston, HU11 5JJ

### DESCRIPTION

An excellent self build opportunity in the heart of this highly regarded East Yorkshire village. The opportunity may also be of interest to smaller developers. The appealing plot is of a good size and in a quiet location, just off the main street. It has a brick built double garage that has already been constructed. Early viewing is essential to fully appreciate what a great opportunity it is.

The plot fronts onto Lauty Lane which joins Main Street a few yards away, so it enjoys a very central position within the village. It is an attractive plot with good frontage and depth. There is already a detached brick built double garage to the rear of it which was built by the former owner for his own use when he resided at the neighbouring property 'The Forge'.



Please note that the neighbouring property 'The Forge' is also available through us at the time of marketing so combined the two properties may represent a good opportunity for multi-generational living.

Opportunities to develop a home in such a strong location and with a plot like this with existing planning permission are less frequent so early viewing is highly recommended. Please contact us to make an appointment to view and for access information.

### LOCATION

Long Riston is located to the east of Beverley and provides good access to it, east Hull via the A165 and the East Yorkshire coast. Amenities within the village include a primary school, the Micro Pig Bar and a garage with a useful convenience store. Nearby Leven to the north and Skirlaugh to the south provide a good level of further amenities. Nearby Beverley, Hornsea and east Hull provide everything else you might need.

### PLANNING CONSENT

The property benefits from planning permission to build a 3 bed detached house. It was initially granted in 2007 and can be found under the planning portal with reference 07/02376/PLF and Land West of The Forge, Main Street, Long Riston. We are in receipt of a letter of Lawful Existing Development from ERYC confirming that the works implemented by the owners are enough to satisfy that a material start has been made.

### SERVICES

Given its location it is presumed that all mains services are available, though a purchaser should make their own enquiries.

### TENURE

Freehold, with vacant possession upon completion.

### VIEWING

Please call the agent's Beverley office. Tel: (01482) 866844.

