



**TITLE & PLANS**  
 The property is registered with the Land Registry. The plans provided in these sales details and the areas stated are for guidance only and are subject to verification with the title deeds

**CONTAMINATED LAND**  
 The Vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendors do not give any guarantee or guarantees in this respect and advises the Purchaser(s) to make sure enquiries and investigations which may be necessary to satisfy themselves that none of this land is so filled.

**VIEWING & FURTHER INFORMATION**  
 Viewing of the land is strictly by appointment only. For further information or to arrange a viewing please contact Simon Dee MRICS Tel: (01377) 241919 Email: simon@dee-atkinson-harrison.co.uk



Offers Based On  
 £ 400,000

Development Site,  
 Beverley Road  
 Driffield

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Dee Atkinson & Harrison

**Disclaimer:** Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.



# Development Site, Beverley Road, Driffield

**DESCRIPTION**

The land offered for sale is about 1.22 Acres (0.49 Hectares) and is one of only a few remaining undeveloped sites within the Towns. Full planning consent was granted in May 2012 for an exclusive development of eight detached bungalows and garages ranging in size from 110 to 116 m.sq. (1184 to 1248 sq.ft).

**LOCATION**

The site is located off Beverley Road and although close to the Southwestern outskirts and the Bye-pass, the site is also within comfortable level walking distance of the Town Centre. The historic market town of Beverley is located 10 miles to the south, with Hull approximately 20 miles away. Further afield, York is around 30 miles to the west.

**PLANNING PERMISSION**

Full planning permission, comprising eight dwellings with garages was approved under application number; 12/00728/PLF. The Decision Notice is dated 1st May 2012 and is due to expire on the 1st May 2015. Plans and the notice of decision can be downloaded from the East Riding of Yorkshire planning website at:-

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/>

**METHOD OF SALE**

The property is offered for sale by private treaty. Interested parties should register their interest with the selling Agents to be kept informed of how the sale will be concluded.

**RESERVATIONS & RESTRICTIONS**

The Architects drawings may be changed, subject to the Vendors approval. The vendors and existing users will retain rights of access at all times and for all purposes with or without vehicles along the existing private drive and the new access road and beyond onto the land edged in blue on the included sales plan. The Vendors also retain the right to connect to services that will be laid onto the new development.

The purchaser will be required to carry out at their expenses, all improvements to bring the road up to adoption standards as required by the highways and planning departments to develop the site and for the continued use of the existing access drive by up to six dwellings.

**SERVICES**

Mains water, gas, electricity and sewerage are all available within the town. Interested parties will need to make their own investigations with the relevant authorities to ascertain the exact location within Beverley Road and the costs of connection thereto.

**LOCAL AUTHORITY**

East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA.

**TENURE & POSSESSION**

The property is for sale freehold and vacant possession will be available upon completion.



Bungalow Type A - 3bed bungalow	2 no.
Bungalow Type B - 3 bed bungalow	3 no.
Bungalow Type C - 3 bed bungalow	1 no.
Bungalow Type D - 3 bed bungalow	2 no.
<b>total</b>	<b>8 no.</b>

area of site = 0.4946 hectares  
= 1.222 acres

