



Dee Atkinson & Harrison

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
HARLAND WAY, COTTINGHAM
EAST YORKSHIRE**

CHARTERED SURVEYORS

HARLAND WAY, COTTINGHAM, EAST YORKSHIRE, HU16 5TB

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY

INDICATIVE CAPACITY FOR APPROX. 117 NEW DWELLINGS

Beverley 5 miles | Kingston upon Hull 6 miles | Humber Bridge 7 miles | York 34 miles (All distances are approximate)

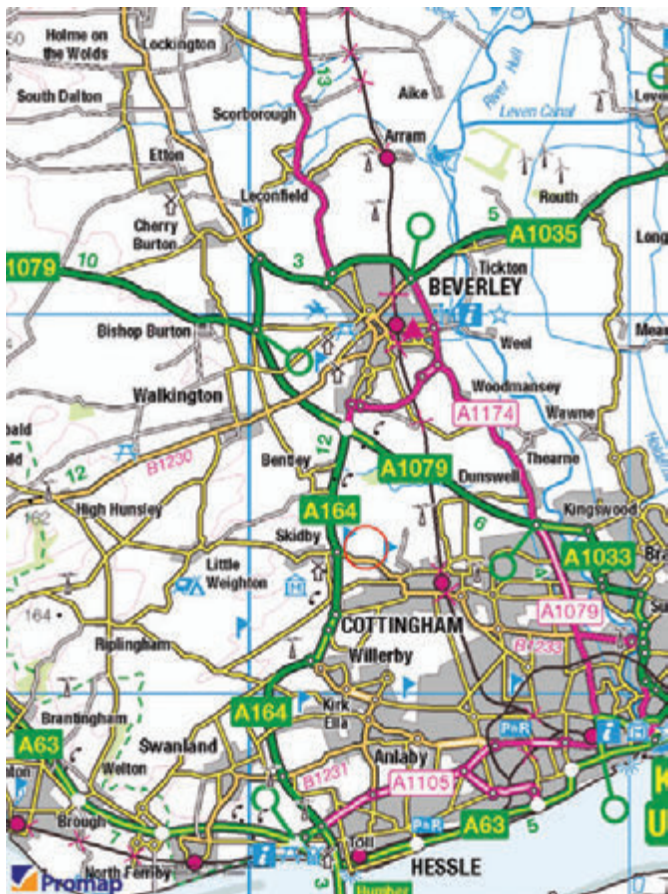
DESCRIPTION

Occupying a secluded and convenient position off Harland Way on the outskirts of Cottingham the property comprises a prime residential development site extending to 4.75 hectares (11.74 acres) or thereabouts.

Originally part of Browsholme Farm the site comprises grass paddocks, an outdoor sand arena, an attractive brick built stable block and 'White Cottage' a 2 bedroomed detached dwelling house and is currently let as an equestrian complex and dwelling until 30th November 2016. The site is generally level and benefits from a 'parkland' feel with mature shelter belts to the south and west giving a good degree of privacy.

LOCATION

Cottingham claims to be the largest village in England with a population of around 18,000. The property is situated on the western edge and within easy walking distance of the village centre. The property adjoins and has direct access onto the B1233 Harland Way which in turn leads onto the A164



Beverley to Humber Bridge road offering excellent roadlinks to Hull, York, North Lincolnshire and the M62 and M1 Motorways.

Cottingham is a vibrant village and services include primary and secondary schools, a sixth form college, supermarkets, sports facilities, a library, petrol station, post office, doctors surgery, public houses and restaurants, a good range of shops and many other amenities.

PLANNING

All of the property for sale is allocated as 'COT-A' within the East Riding of Yorkshire Council's (ERYC) residential allocations in the Proposed Submission East Riding Local Plan. Outline planning permission for residential development was granted on the 25th August 2015 over the majority of the site (excluding the stable block area to the south eastern corner). Full details are available on the East Riding of Yorkshire Council's Planning Portal: <https://newplanningaccess.eastriding.gov.uk/newplanningaccess/> under reference DC/14/03532/STOUT/STRAT.

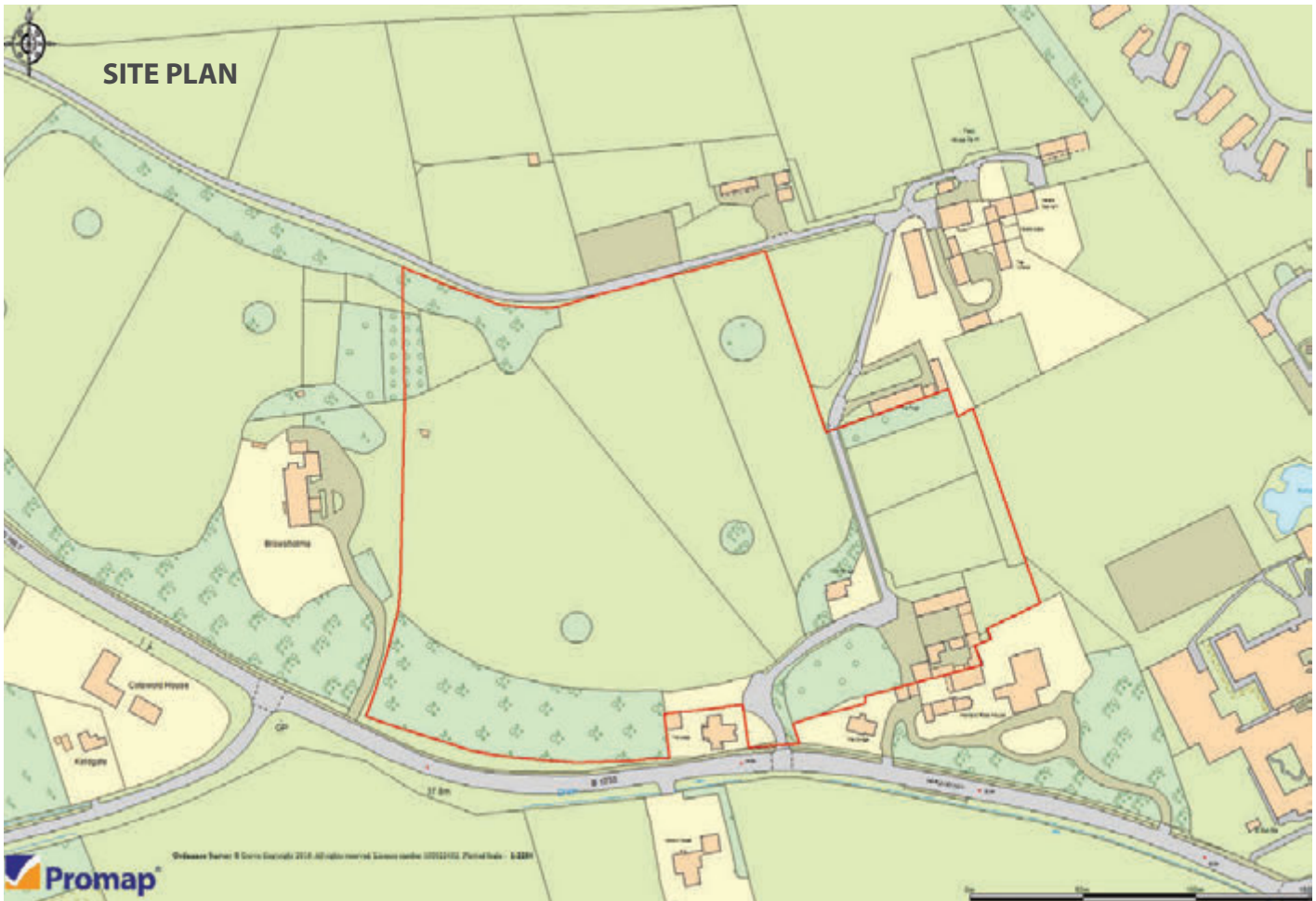
The approved plans show an indicative capacity of 104 new dwellings from 2 bedroom to 5 bedroom plus the existing 'White Cottage'. 25% of the new dwellings are required by ERYC to be affordable housing units. Access to the entire site is from Harland Way.

The existing stable complex located to the south east of the site does not have planning permission for change of use although the indicative layout at pre-application stage included the retention and conversion of these buildings to form an additional 12-13 dwellings. A Bat Survey Report has been carried out (November 2015) on these buildings and the Report can be made available on request.

Please note that 'COT-A' also includes other land not included within this sale and not owned by the Vendors.

SERVICES

Mains water and electricity are connected to the site. We understand that mains sewerage is only connected to White Cottage.



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 as to how the sale will be concluded.

LOCAL AUTHORITY

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

TENURE & POSSESSION

The property is for sale freehold. The property is let until 30th November 2016 and vacant possession will be available upon completion.

TITLE AND 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.

SECTION 106 AGREEMENT

The Vendors have entered into a Section 106 Agreement with ERYC, a copy of which can be made available on request to registered interested parties who have inspected the property and who have signed a non-disclosure agreement.

OVERAGE CLAUSE

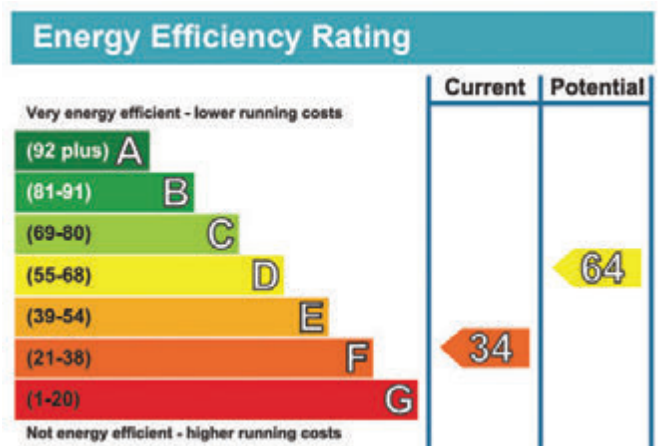
The Vendors reserve the right to include an Overage provision in the sale contract in respect of adjoining land to the north east which is also included within the COT-A allocation.

VAT

In the event that the sale of the land or any part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable in addition to the purchase price.

EPC

An EPC of White Cottage has been carried out and is available for inspection at the Agent's Office. A copy of the Energy Graph is reproduced below.



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 in this respect and advise the Purchaser(s) to make their own enquiries and investigations which may be necessary to satisfy themselves that none of this land is so filled.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold with the benefit of all granted rights of way, water, support, drainage, electricity supplies, lights and other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves or electricity, drainage, water, gas and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

VIEWING & FURTHER INFORMATION

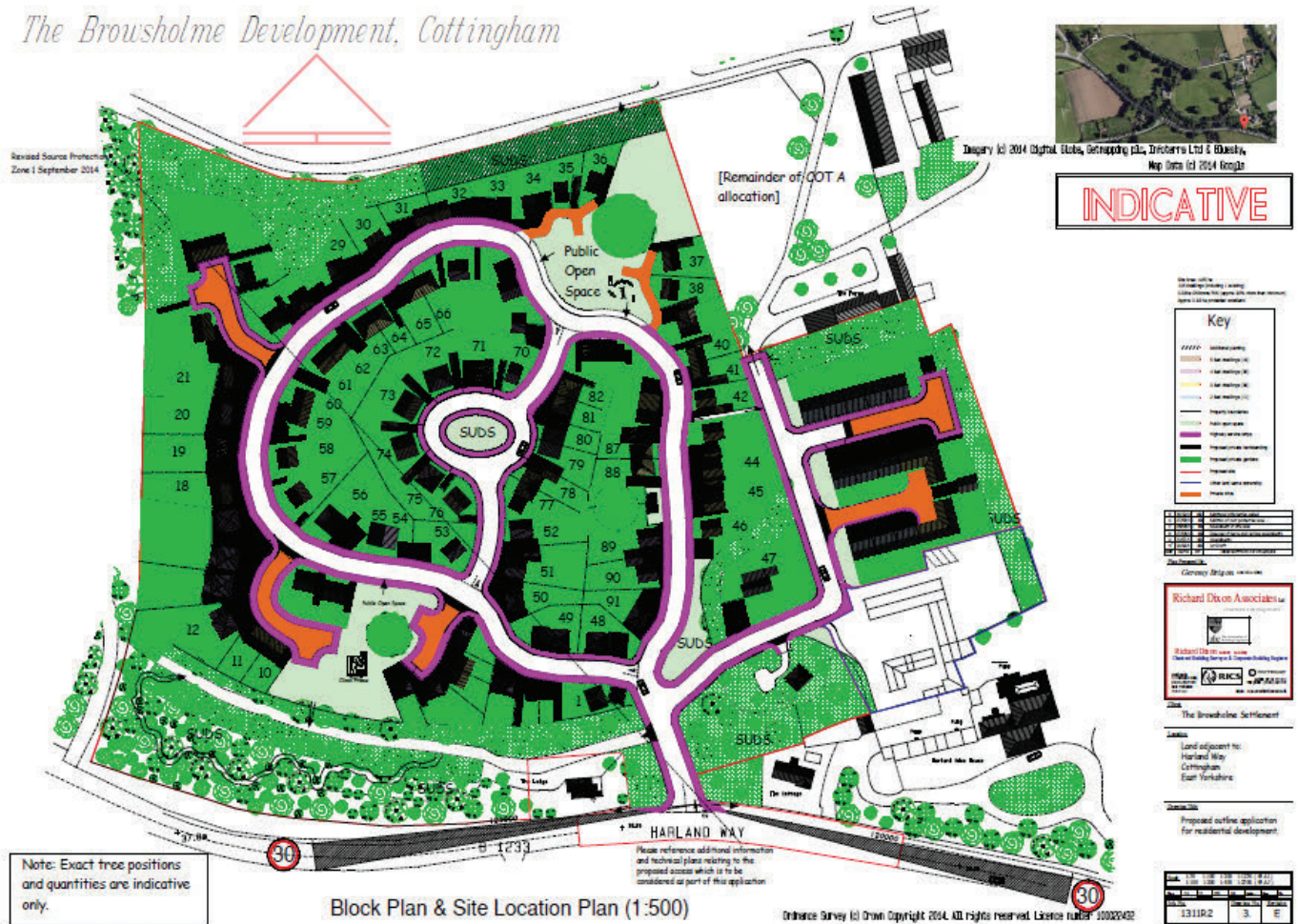
Viewing of the property is strictly by appointment only. For further information or to arrange a viewing please contact John Atkinson FRICS FAAV or Samantha Mellor MRICS FAAV on 01377 253151.

Email: jsa@dee-atkinson-harrison.co.uk
sam.mellor@dee-atkinson-harrison.co.uk

DATE OF INFORMATION

Particulars prepared May 2016

APPROVED LAYOUT



Disclaimer

Dee Atkinson & Harrison for themselves and for the Vendors 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 whatsoever in relation to this property.