



# RESIDENTIAL DEVELOPMENT SITE

2.16 ha (5.34 acres) with Housing Allocation for Approximately **55 Dwellings**

Land at Woodcock Road, Flamborough, Bridlington, East Yorkshire, YO15 1QH

**Carter Jonas**

# Residential development opportunity in Flamborough comprising: 2.16 ha (5.34 acres) with Housing Allocation for approximately 55 dwellings

## DESCRIPTION

The site comprises 5.34 acres (2.16 ha) as edged red on the Site Plan, for identification purposes only.

The site is boarded by open farmland to the north and allotments gardens to the west, with existing residential developments to the south and east of the site. Existing boundary treatments include timber fencing and hedgerows.

The greenfield site is allocated for housing development within the development limits of Flamborough. The site is relatively flat and vehicle access is expected to be taken from Craike Wells, via Woodcock Road, through an existing housing development to the east.

## LOCATION

The land is located on the north western outskirts of the coastal village of Flamborough, Bridlington.

The village benefits from a number of amenities including Flamborough Church of England Primary School, a post office, public house, various food outlets/ restaurants and shops including a Lloyds Pharmacy.

Flamborough is situated on the northern coast, approximately 3.5 miles north east of Bridlington, 15 miles south of Scarborough, 27.5 miles north of Hull and 40 miles north east of York.

Nearby rail stations at Bempton (2.5 miles) and Bridlington (4 miles) provide services direct to Sheffield, Hull, Doncaster and Scarborough. There is also an hourly bus service to Bridlington via Woodcock Road, 5 minutes walk from the site.

## PLANNING

The site is allocated for housing development in the East Riding Allocations Document, adopted July 2016. There is an indicative capacity of 55 dwellings.

The land is allocated in the Strategic Housing Land Availability Assessment under the reference FLA-A, updated April 2017.

Associated documentation can be accessed via the East Riding of Yorkshire Council website.

## TENURE

The site will be sold Freehold with Vacant Possession on Legal completion.

## VIEWINGS

Parties wishing to walk the site should arrange an appointment with the Selling Agent. Inspections are undertaken at your own risk.

## METHOD OF SALE

The Freehold Interest of the Property with Vacant Possession is offered as a whole.

Our clients are looking to enter into a Conditional Contract with a suitable Partner to promote the site for development and submit a Planning Application.

Offers should be submitted Subject to Contract and address the following:

1. The length of the Agreement required.
2. Details of the proposed Purchase Price.
3. Clearly specify any conditions to which the offer is subject.
4. An indication should be given as to the source and availability of finance. Written proof of funds would be preferable.
5. Details of Solicitor's name and address should be supplied.

Offers should be made in writing to the Leeds Office of Carter Jonas LLP or submitted via email to: [steven.soper@carterjonas.co.uk](mailto:steven.soper@carterjonas.co.uk)



Site Identification Plan



For Identification Purposes Only (Not to Scale)

**IMPORTANT INFORMATION**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



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