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- **Residential development opportunity.**
- **Situated in a rural Village to the east of Hull.**
- **Affordable housing requirement will equate to 15% of the development.**
- **The site extends to 2.15 acres (0.87 Ha.).**
- **Cleared site will be made available, subject to negotiation.**



2.15 acres (0.87 Ha.)

Price / Rent

£700,000 Offers in the region of

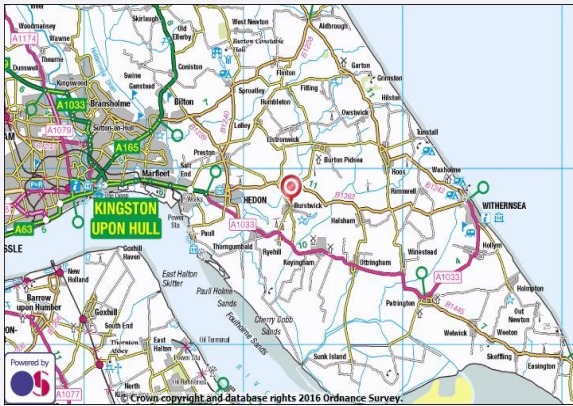
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GARNESS
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Location

The premises are situated on Main Street, Burstwick which is a rural Village situated c.8 miles to the east of Hull City Centre and is off the main arterial route which provides access to the East Coast and Withernsea which is approximately 10 miles to the west.

Description

The site consists of a 2.15 acre (0.87 Ha.) site which obtained outline planning from the East Riding of Yorkshire County Council, Planning Application Reference DC/17/01337/OUT/Estate for residential development for demolition of existing buildings on the site. The vendor has indicative plans to develop 22 units for the site which are available upon request. Based on the East Riding Local Plan Affordable Housing Planning document adopted in April 2016, given this location the East Riding would anticipate affordable housing will require 15% of the development to be associated with affordable housing.

Accommodation

	SQ FT	SQ M
Site area (acres)	2.15	0.87

Service Charge

We do not believe a service charge is implemented on this site.

Services

All mains services are connected to the site. It is advised that interested parties check the availability for their own purposes.

EPC Rating

An EPC is not required.

Business Rates - 2018/19

The premises currently do not have an assessment. For additional information please contact the Local Valuation Office or sole agent.

Terms

We have been appointed to seek offers in the region of £700,000 for the freehold interest.

GARNESS JONES
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