

Residential Development Opportunity

Belle Vue Street, Filey, North Yorkshire, YO14 9LQ



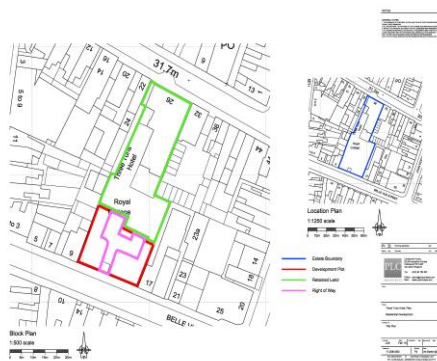
Freehold Residential Development Opportunity

Guide Price £275,000 plus VAT

Sole Selling Agents

- Attractive residential development opportunity within the popular seaside town of Filey
- A planning application has been submitted for the development of 8 dwellings comprising 5 two-bedroom and 3 one-bedroom flats
- Centrally located and in close proximity to numerous local shops, amenities and Filey train station
- Likely to be of interest to regional/local developers, builders and investors

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Location

Filey is a popular tourist resort and town on the North Sea coast with a population of circa 7,000 located approximately 7 miles down the coast from Scarborough and 10 miles north west of Bridlington.

The proposed development scheme is centrally located on Belle Vue Street, in close proximity to Filey train station and various other amenities, surrounded by a mixture of private residential dwellings and commercial occupiers.

Accommodation

The proposed scheme is situated to the rear of the Three Tuns public house car park, and completes the building line along Belle Vue Street.

Nearby amenities include a large Tesco supermarket, a number of independent retailers, licensed premises and restaurants/cafes.

The accommodation offered is as follows:

Property Type	Number of Units
Two Bedroom Flat	5
One Bedroom Flat	3

This site represents an exciting opportunity to create an attractive residential scheme in the popular coastal town of Filey and is likely to be of interest to regional/local self-builders, investors and developers.

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General Information

Local Planning Authority

Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG.

Any sale will be subject to the granting of Planning Application Ref: 17/02787/FL.

Services

It is understood that all the usual services are available in the adjacent highway but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT will be payable if applicable.

CIL

Prospective purchasers are advised to take their own advice.

Site Plans and Associated Documents

Site plans and associated documents are available to size A3 upon request.



0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
leeds@jamesabaker.co.uk www.jamesabaker.co.uk

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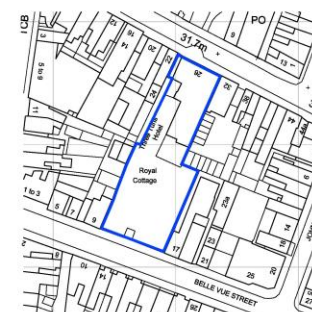
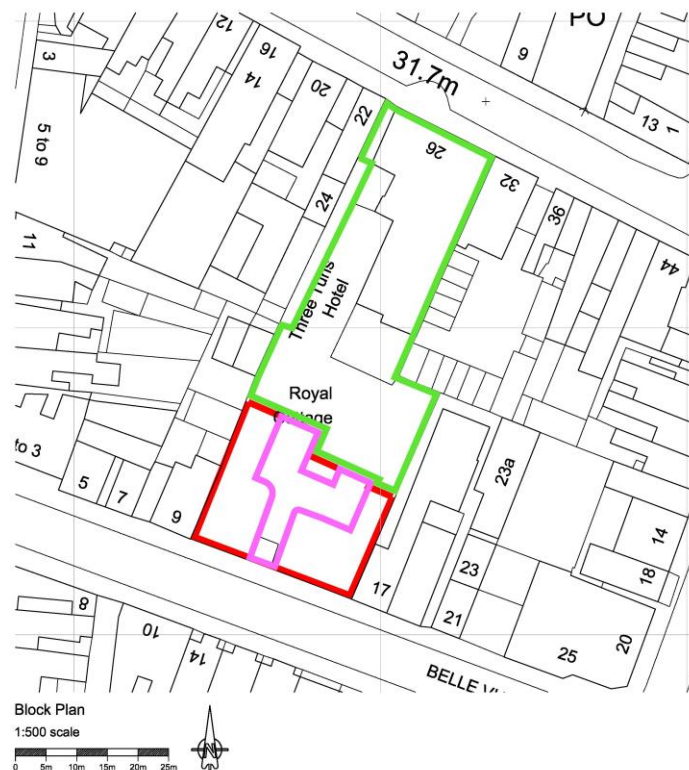


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- Estate Boundary
- Development Plot
- Retained Land
- Right of Way

NOTES

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

2. THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

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P1 Planning Application

Author: JCB Date: 15/02/18

Location: Filey, North Yorkshire

Project: P1

Scale: 1:1250

Drawn: JCB

Checked: JCB

Approved: JCB

PLC ARCHITECTS

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Three Tuns Hotel, Filey
Residential Development

Drawn: JCB

Scale: 1:1250

Sheet: P1

As Shown @ A3

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