



# FREEHOLD



FRANK HILL & SON  
*Lettings and Estate Agents*  
established 1924



### Planning Permission

Detailed planning permission 24/02319/OUT was granted on the 4th of November 2024 by the EYRC. For the erection of a custom-built dwelling (subject to conditions). Full details are available from the agents. Any further enquiries should be made to the planning officer at the East Riding Of Yorkshire Council.

### Land Registry Title No YEA51245

The property is registered with covenants.

### Services

Previously but not presently connected. Mains water, electricity, sewage and gas are available on High Street. Any intending purchaser to satisfy themselves as to mains connection requirements.

### Tenure

Freehold with vacant possession.

### Solicitors

Solicitors David Macnamara Sandersons, 187 Queen Street, Withernsea, HU19 2JR, 01964 612318

### Exchange of Contracts

The exchange of contracts is to take place 28 days after receipt by the purchaser's solicitor of a draft contract.

### Viewings

Viewings are strictly by appointment with Frank Hill and Son.

### Agent Notes

On the 26th of June 2017, the Fourth Money Laundering Directive came into effect. As a consequence of this new legislation, the vendor's agents will need to undertake due diligence checks of potential purchasers prior to an offer being accepted. Please contact the agents for further information that the Money Laundering 2003 and Immigration Act 2014 intending purchasers will be asked to produce identification documentation.

### Plan and Particulars

The plans have been prepared and the areas in the particulars are stated for the convenience of the purchases and are based on the ordnance survey map with the sanction of the controller of H M A stationary officer. The plans and particulars are believed to be correct but their accuracy cannot be guaranteed and no claims for omissions be admitted.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### Main Office

18 Market Place  
Patrington  
East Yorkshire  
HU12 0RB

01964 630 531

accounts@frankhillandson.co.uk

**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924