

## LAND ADJOINING 53B HULL ROAD WITHERNSEA

**£65,000**  
**FREEHOLD**

Frank Hill and Son are pleased to offer a unique, excellent opportunity to purchase a potential residential development site with former planning permission for a pair of semi-detached dwellings with parking spaces situated in the centre of the town of Withernsea

Convenient to local schools and amenities

Guide price £65,000

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

**Planning Permission**

Planning Permission 93/60705/PLF was granted in February 1995, for the erection of a pair of semi-detached dwellings (subject to conditions) Full details are available from the ERYC. Any further enquiries should be made to the planning officer at the East Riding of Yorkshire Council

**Land Registry Title No YEA47997**

The property is registered with rights. The site extends to 200m2 approx, with rights of way to the front.

**Services**

Not presently connected. Mains water, electricity, sewage and gas are available. Any intending purchaser to satisfy themselves as to mains connection requirements

**Tenure**

Freehold with vacant possession

**Solicitors**

Andrew Jackson

**Viewings**

Viewings are strictly by appointment with Frank Hill and Son

**Agent notes**

On 26th June 2017, the Fourth Money Laundering Directive came into effect. As a consequence of this new legislation, the vendors 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

**Plans and Particulars**

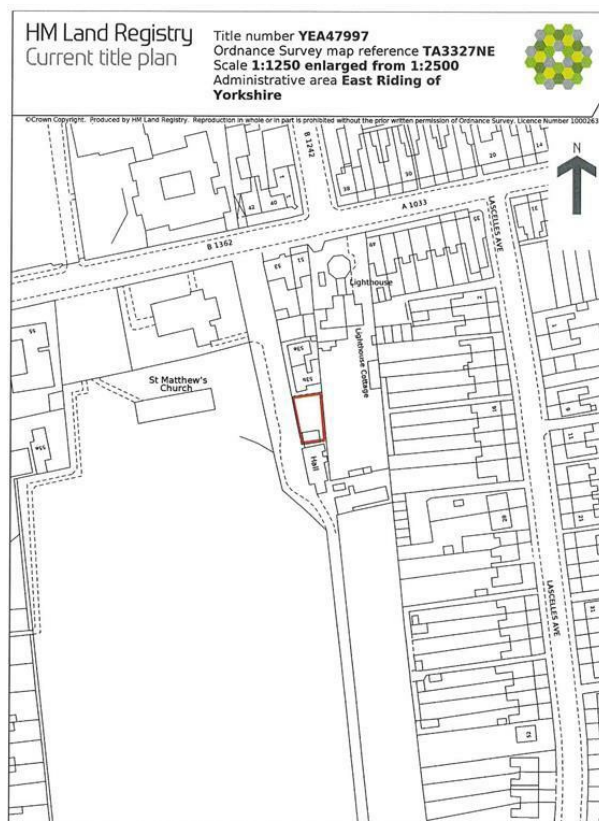
The plans have been prepared and the areas in the particulars are stated for the convenience of the purchasers and are based on the Ordnance Survey map with the sanction of the controller of HMA Stationery Officer. The plans and particulars are believed to be correct, but their accuracy cannot be guaranteed, and no claims for omissions be admitted

**Additional Information**

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property





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This title is dealt with by HM Land Registry, Kingston upon Hull Office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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