



Development Site, Turner Avenue Withernsea

£80,000
FREEHOLD

Frank Hill & Son are pleased to offer a unique excellent opportunity to purchase a residential development site of 2 plots with outline planning permission for up to 2 dwellings situated on the North Sea Coast.

And convenient to the Town of Withernsea.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



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Planning Permission

Out line planning permission 22/00434/OUT was granted on 14th March 2024 by the Planning Inspectorate for the erection of a residential development (subject to conditions). Full details are available from the agents. All enquiries should be made to the planning officer at the East Riding of Yorkshire Council.

Fencing

The purchaser will erect around the boundary of the sites, a one-metre-high fence prior to development commencing.

Services

Not presently connected. Mains water, Electricity, sewage and gas are available on Turner Avenue. The Vendors have a private supply of electricity and water on their adjoining site. Any intending purchase to satisfy themselves as to mains connection requirements.

Access Road

This road will remain the property of the Vendors who will grant a right of access over it. The purchaser to upgrade to his requirements

Tenure

Freehold with Vacant Possession No known restrictions

Solicitors

D R Macnamara. Sandersons Solicitors, 187 Queen Street, Withernsea, HU19 2JR

Exchange for 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 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 DILLIGENCE 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 acreage 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 Stationery 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

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