

BUILDING PLOT 3 JUBILEE CLOSE HEDON

£100,000
FREEHOLD

Frank Hill & Son are pleased to offer a unique, excellent opportunity to purchase a residential development site with former full planning permission for one 3-storey dwelling situated in the centre of the village of Hedon.

Convenient to local schools and amenities. Residential site, 3 Jubilee Close, Hedon, HU12 8RQ

Guide price £100,000


FRANK HILL & SON
Lettings and Estate Agents
established 1924



Planning Permission

Planning permission APP/E2001/A/08/2076511 was granted at appeal in December 2007 by the Planning Inspectorate. For the erection of a new 3-storey 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 HS265245

The property is registered with rights. The site extends to 320m2, including part of the roadway in front of the plot

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

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

Viewings

Viewings are strictly by appointment with Frank Hill and Son

Agent Notes

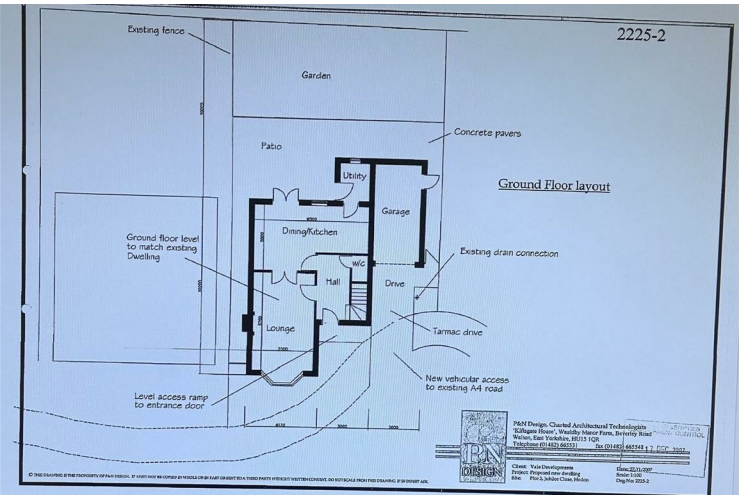
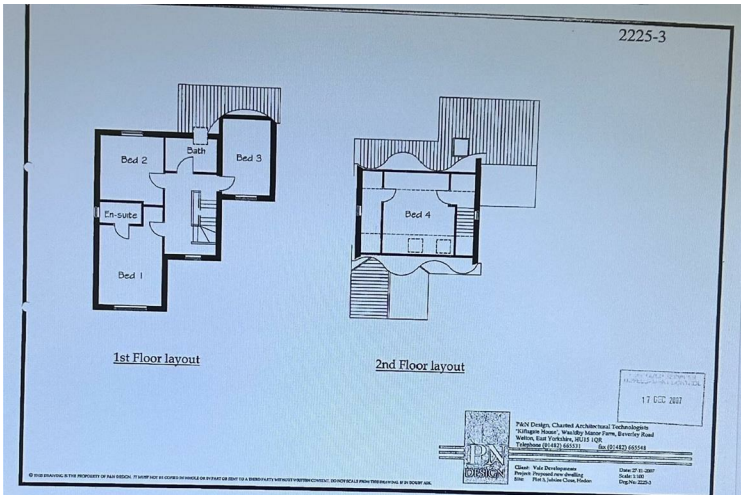
On 26th June 2017, the Fourth Money Laundering Directive came into effect. As a consequence of this new legislation, the vendors agents will need to undertake due diligence checks of potential purchasers prior to an offer being accepted. Please contact the agents for further information that the Money 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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