



## PLOT 2 LAND TO THE WEST OF 3 STATION ROAD

**£145,000**  
**FREEHOLD**

Always dreamed of building your own home? This delightful plot on the edge of Pattrington, with access to all the amenities it offers, could well be what you are looking for. Planning permission was granted for two houses on the site, and only one was built at the time. With services connected, this could be the perfect way to build your own home.

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



The plot occupies an attractive elevated position at the western end of the village, a short walk from its centre. The village is renowned for its outstanding church with a towering spire and known as the Queen of Holderness, but also for its range of amenities including a primary school, doctors' surgery, pubs and shops. Further amenities are available in Hedon, Hull and Withernsea. With the surrounding charm of the Holderness countryside on your doorstep, it is a lovely place to live. The plans have been granted permission and allow for an attractive detached property with 3 bedrooms plus a study and integral garage. There is a driveway leading to the garage and an extra parking space accessed via a shared driveway. There is a garden area to the rear, which would be south-west facing.

**Location**

Patrington is a historic village located to the east of Hull. It offers excellent local amenities for a village including a primary school, surgery, shops, pubs, petrol forecourt with convenience store and the historic church. Further amenities are available in Withernsea to the east, and Hedon to the west.

**Accommodation (according to plans)**

- Entrance Hall
- WC Cloaks
- Living Room
- Kitchen
- First Floor Landing
- Master bedroom with dressing room and en suite
- 2 further bedoroms, one with an en suite
- Study
- Bathroom
- Integral garage with store
- Parking space and driveway
- Rear gardens

**Planning Consent**

Full planning permission was granted on 13th April 2007 under Application Number 07/00988/PLF. A copy of the Notice of Decision and approved plans can be found on the East Riding of Yorkshire Council website using the planning public access page and entering the above application number in the search

**Services**

We are informed that mains water, electricity, gas and drainage are connected to the plot as the intention was the commence Plot 2 after the completion of Plot 1. interested parties should make their own enquiries as to the exact location of services and any further costs that may be involved

**Tenure**

Freehold, with vacant possession upon completion

**Right of way**

There is a shared driveway providing access to Station Road

**Viewing**

Please call the agents Beverley office Tel: (01482) 866844





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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