

THE PROPERTY

A development opportunity, with full planning consent for four new detached properties, renovation and extension of an existing dwelling and demolition of existing dwelling to provide access.

LOCATION

The site is located at the heart of the village of South Cave, ideally situated close to a range of amenities, including pharmacy, convenience store, vets and medical centre. South Cave is conveniently located within a short distance of several shopping locations and offers a range of local eateries and activity hotspots. South Cave is also located within the catchment for several local schools.

South Cave benefits from close travel links, with the A63/M62 less than a mile away, enabling travel to Hull in under half an hour, Scunthorpe and Grimsby within 45 minutes and Leeds, York and Doncaster in less than an hour.

The site is located within the South Cave Conservation Area.

DESCRIPTION

The site extends to approximately 0.729 acres (0.295 hectares). It benefits from road frontage onto Market Place and rises gently to the north east, with the corner boundary adjoining the new Barleycorn Way site which Bellway are currently developing. The site has consent for a linear development of four new dwellings comprising 2^{no.} three bedroom detached houses and 2^{no.} four bedroom link-detached houses. All four plots benefit from planning consent for double garages.

In addition to the new build properties, there is a pair of semi-detached cottages which front onto Market

Place. The planning consent facilitates the demolition of 70 Market Place to create a private drive access to the four new build properties, and the refurbishment and extension of 68 Market Place to create a four bedroom detached house with single garage.

METHOD OF SALE

The site is offered for sale by informal tender, where prospective purchasers are asked to provide a tender for the Purchase Price, together with as much information as possible regarding assumptions and allowances made when calculating the tender price. The tender deadline is 12 noon on Tuesday 7th September 2021.

VIEWING

Viewing is strictly by appointment only. The site is currently being used as the compound for the Barleycorn Development and so for health and safety reasons, viewings are likely to be restricted to two half days.

VACANT POSSESSION

Vacant Possession will be available upon completion.



ADDITIONAL INFORMATION

- 1) All of the properties are Market Value, with no requirement for affordable homes and no associated commuted sums.
- 2) There is no requirement for Public Open Space on site and there are no off-site contributions required.
- 3) There are no off-site contributions required for education, highways or any other matters.
- 4) Electric, gas, water and telecoms connections are all available from the corner of the Barleycorn Way site.
- 5) No drainage solution has been designed, however given natural fall of the site we do not anticipate any difficulties in this regard and anticipate sufficient capacity will be available within Market Place, however the purchaser would need to make their own enquiries.
- 6) There is a large retaining wall which runs along the northern boundary of the site and the purchaser would need to ensure that the integrity of the wall is not adversely affected by the development.
- 7) Part of the planning consent includes the construction of a public footpath along the northern edge of the private access drive for the majority of its length and along the southern edge adjacent to 68 Market Place. All as shown on the Site Layout Plan. Provision of the footpath is an obligation linked to the consent for the Barleycorn Way development.

Please email to request an additional information pack.

EXISTING COTTAGE



FRONT ELEVATION



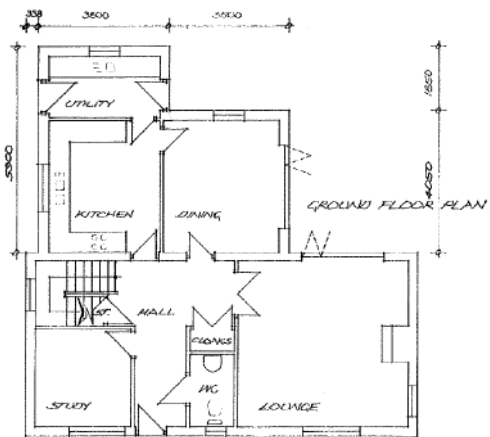
REAR ELEVATION



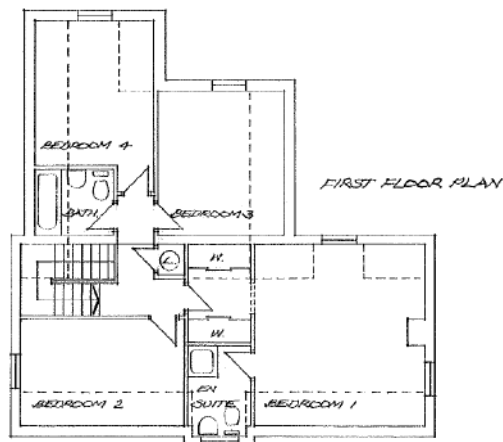
SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOTS 4 & 5



REAR ELEVATION (SOUTH)



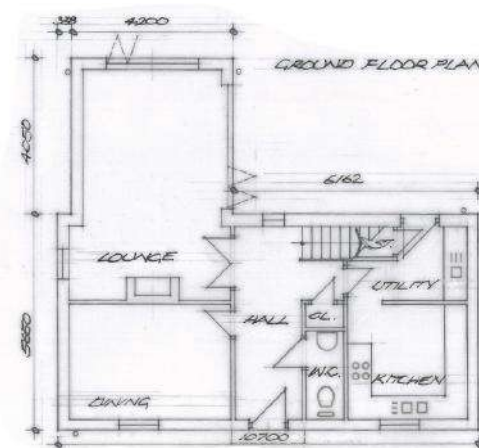
FRONT ELEVATION (NORTH)



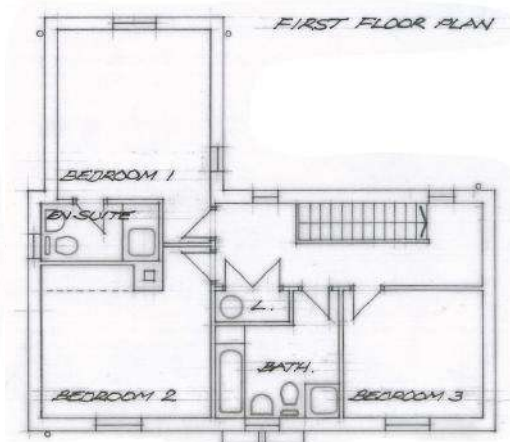
SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

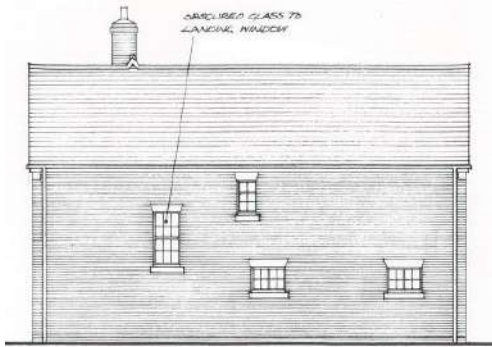
PLOT 2 & PLOT 3 (HANDED)



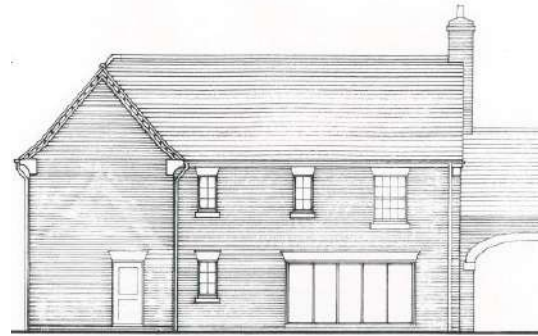
FRONT ELEVATION (NORTH)



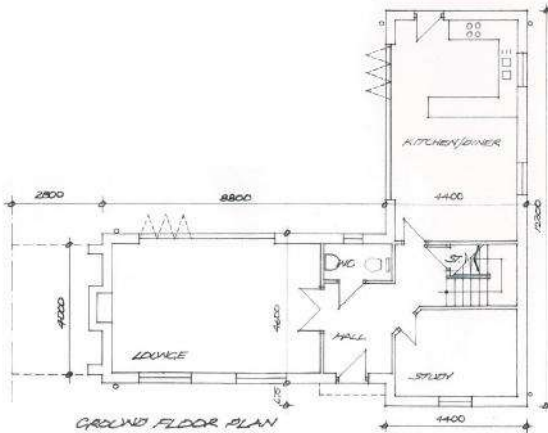
ELEVATION (EAST)



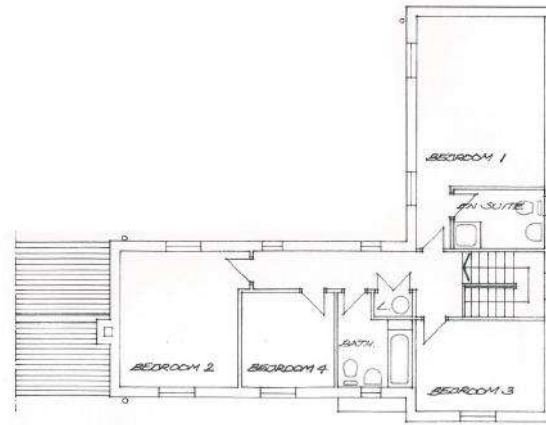
SIDE ELEVATION (WEST)



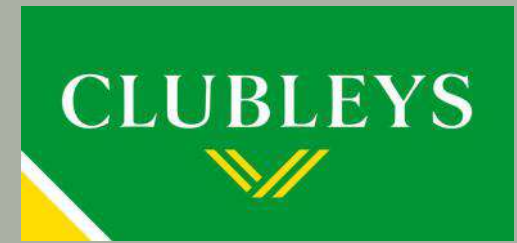
REAR ELEVATION (SOUTH)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60-64 Market Place
Market Weighton
York

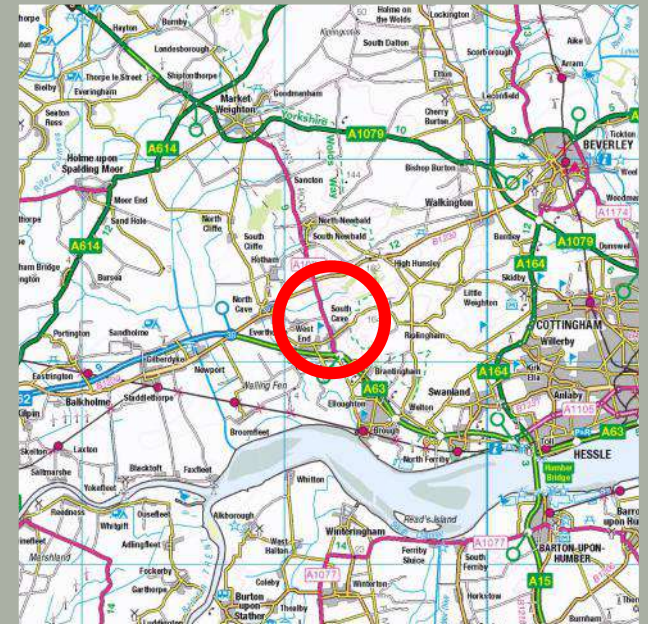
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LOCATION PLAN



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.