

HUNMANBY YORKSHIRE



Approximate boundary only, not to be relied upon

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Housing development potential (subj to planning)
- Local Plan allocation
- May suit a range of schemes
- Popular coastal service village location
- Close to shops, amenities and public transport
- Superb opportunity for developers and investors

FOR SALE

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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MPC

LOCATION

The property is situated on Sands Lane, within walking distance of Hunmanby Village Centre, which offers a full range of shops, pubs, restaurants, services and other businesses.

Hunmanby is an attractive, sought-after village close to Yorkshires stunning coastline, offering a high quality of life and a range of commercial businesses.

The property benefits from strategic road and rail links, with the nearby A165 providing quick links to Filey, Bridlington and Scarborough. The Village also benefits from excellent public transport with regular bus services and a train station which connects quickly to Scarborough and the Trans-Pennine rail link providing a direct connection to York and the East Coast mainline.

The site is within walking distance of schools, shops, train and bus station, library and pubs and restaurants.

DESCRIPTION

The property comprises an undeveloped grassland site of approximately 1.74 hectares (4.3 acres) that is the main part of allocation HA26 for housing development in the new Local Plan. A sketch has been drawn to illustrate how the site lends itself to a development although the site could lend itself to a scheme of fewer or more units depending on the requirements of the purchaser.

For further information interested parties should make enquiries with Scarborough Borough Council.

The site has frontage to Sands Lane, from which we would expect access to be taken, subject to Highways and planning consent.

PRICE

Offers are invited.

VIEWING

The site can be inspected during daylight hours. Interested parties must take any necessary precautions before and during any site inspection, as neither our client nor this firm can take responsibility for any injury or damage suffered whilst on site. Further enquiries should be made to the sole agents. 07725 416002 or 01904 692929 or andrew@mcbeathproperty.co.uk. Subject to contract, 010817

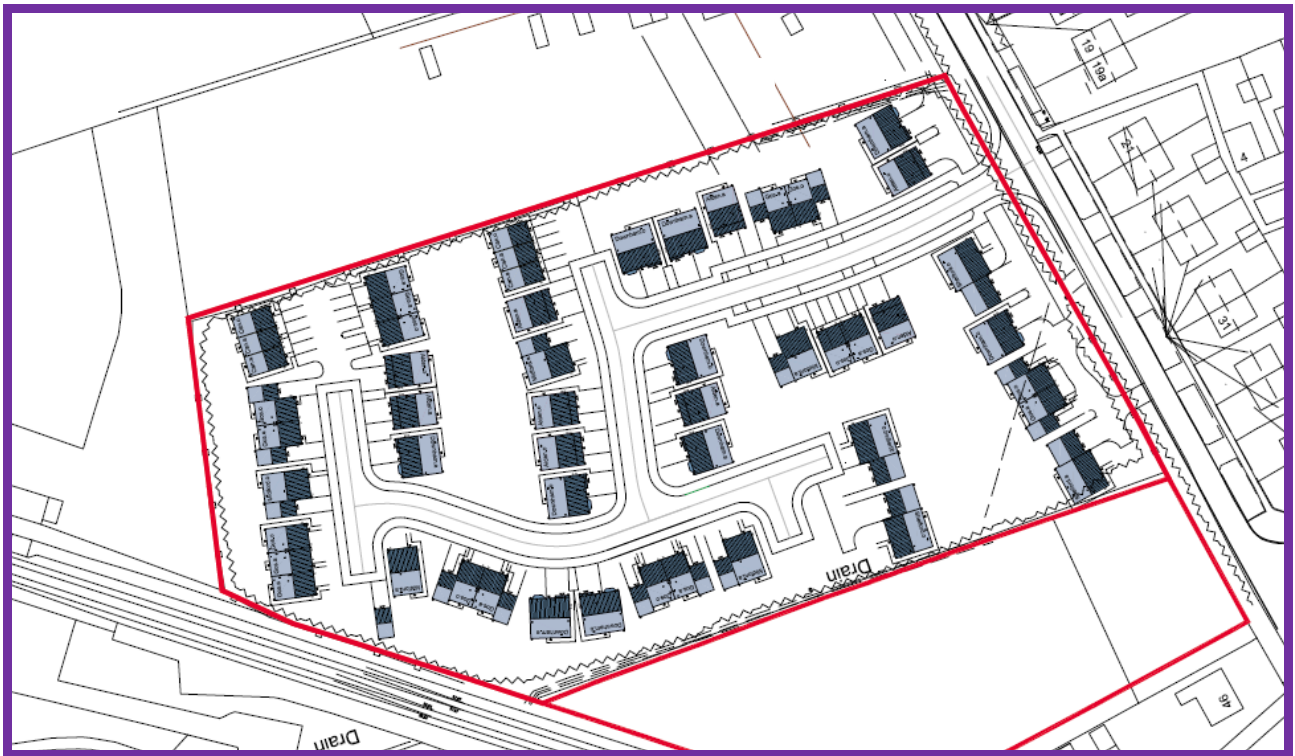
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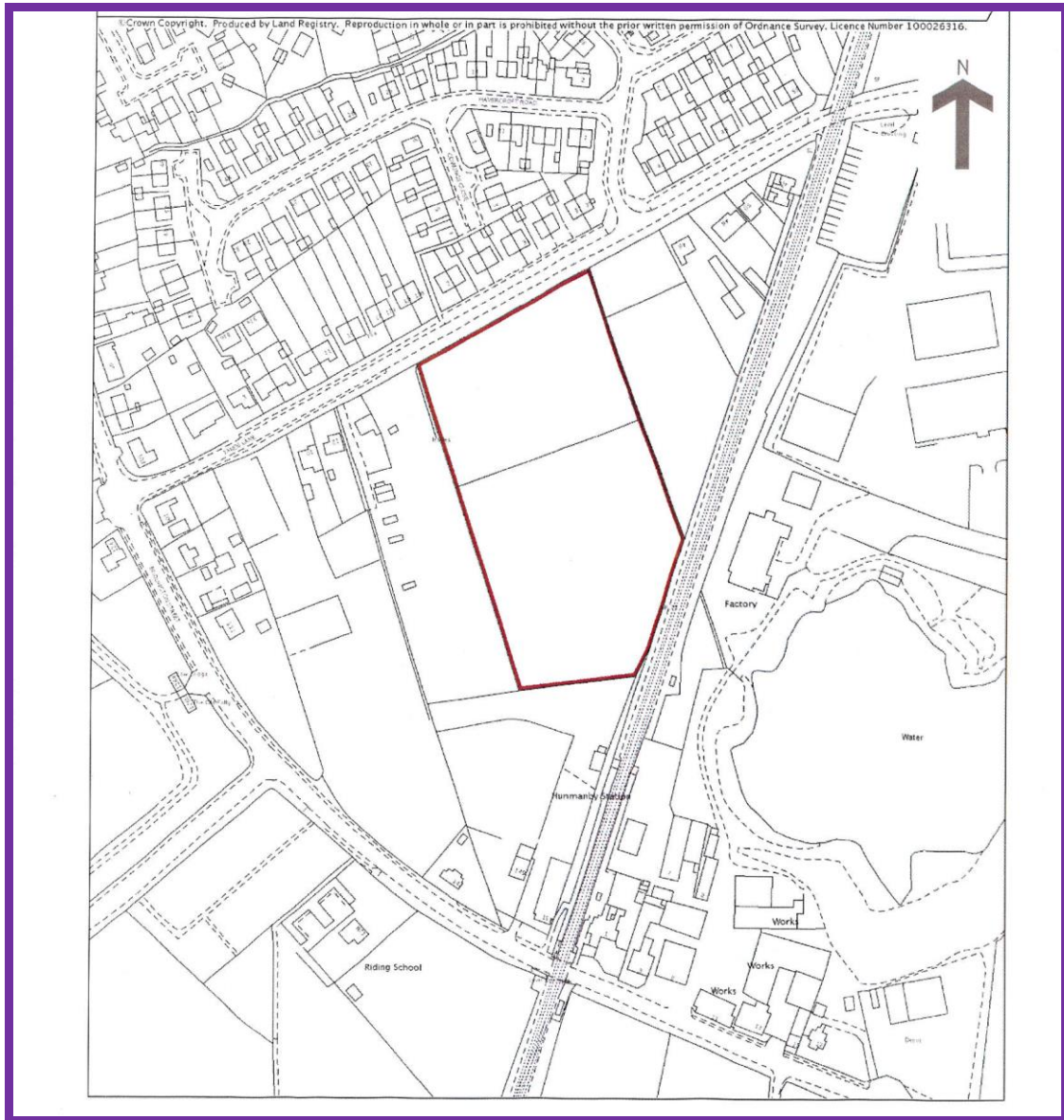
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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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NOT TO SCALE

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