

# **HARPHAM, DRIFFIELD**

## **EAST YORKSHIRE, YO25 4QS**



### **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

- **Very attractive conversion scheme**
- **Stunning village setting**
- **Planning consent for 6 bespoke houses & cottage**
- **Well located for major routes**
- **Close to local pub and bus service**
- **Short drive to shops and amenities**
- **Exclusive residential environment**
- **No requirement for affordable housing**

## **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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## LOCATION

The property is situated on the outskirts of the village of Harpham approximately 6 miles from the market town of Driffield. The coastal centre of Bridlington is approximately 8 miles to the east, Beverley is 18 miles to the South and the major Cities of Hull and York are within an hours drive. The A614 and A165 are close by so road access is very good. There is also a local bus service nearby.

Carnaby Industrial Estate is situated nearby with a wide range of businesses.

Harpham is a very attractive village with a mix of period and new build housing. The village has a popular pub and a magnificent church with is situated adjacent to the subject site. There is a full range of amenities at Driffield and in the immediate surrounding area, and Burton Agnes stately home is nearby.

## DESCRIPTION

The property comprises a site that was formerly a farmstead with a range of character brick built buildings.

The site has the benefit of planning consent for the development of a 6 individually designed houses that make full use of the attractive building features and village setting with some of the houses having large gardens and superb uninterrupted views over the adjoining countryside. An existing cottage in need of refurbishment is also included.

We have provided some photos of the current site and an indicative plan of the proposed scheme, For further information we recommend that interested parties visit the planning portal on East Riding of Yorkshires Councils website and use the reference **16/01338/PLB** in order to view the relevant documents and plans. Plans are also available on pdf from the agents.

This scheme presents an opportunity to create a spectacular high end development.

## PRICE

We are instructed to invite unconditional offers.

## VIEWING AND FURTHER INFORMATION.

Please make further enquiries with the joint sole Agents. McBeath Property Consultancy 07725 416002 or 01904 692929 or [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

Dee Atkinson & Harrison 01377 235351 or [sam.mellor@dee-atkinson-harrison.co.uk](mailto:sam.mellor@dee-atkinson-harrison.co.uk)

Subject to contract, 280519

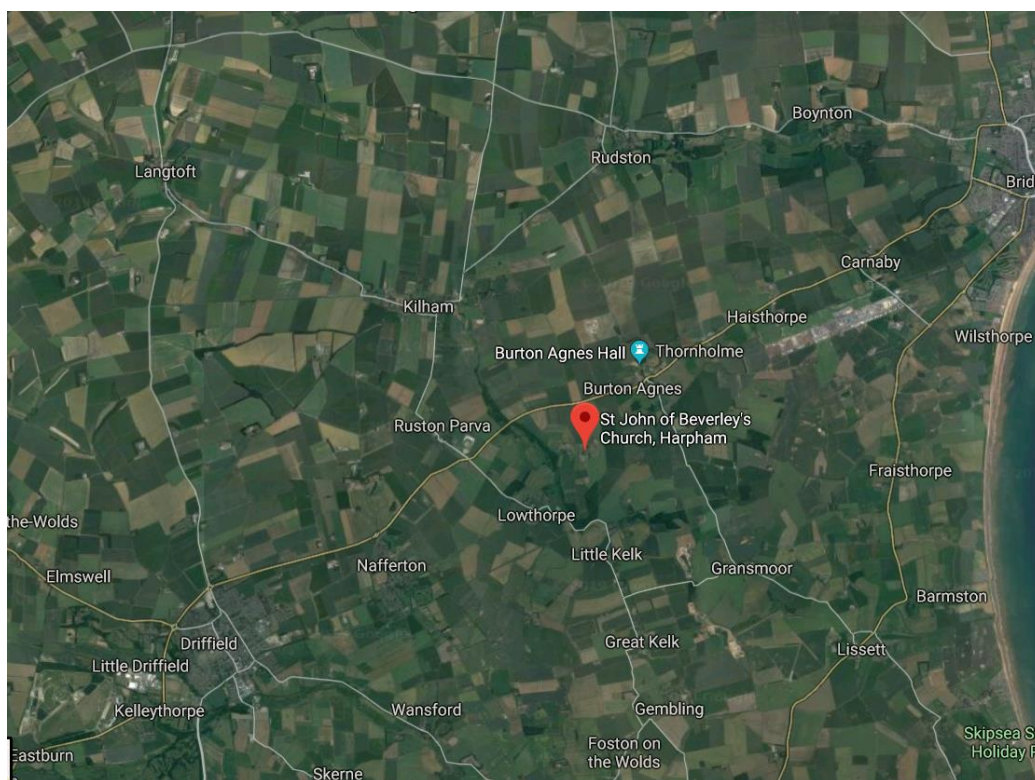
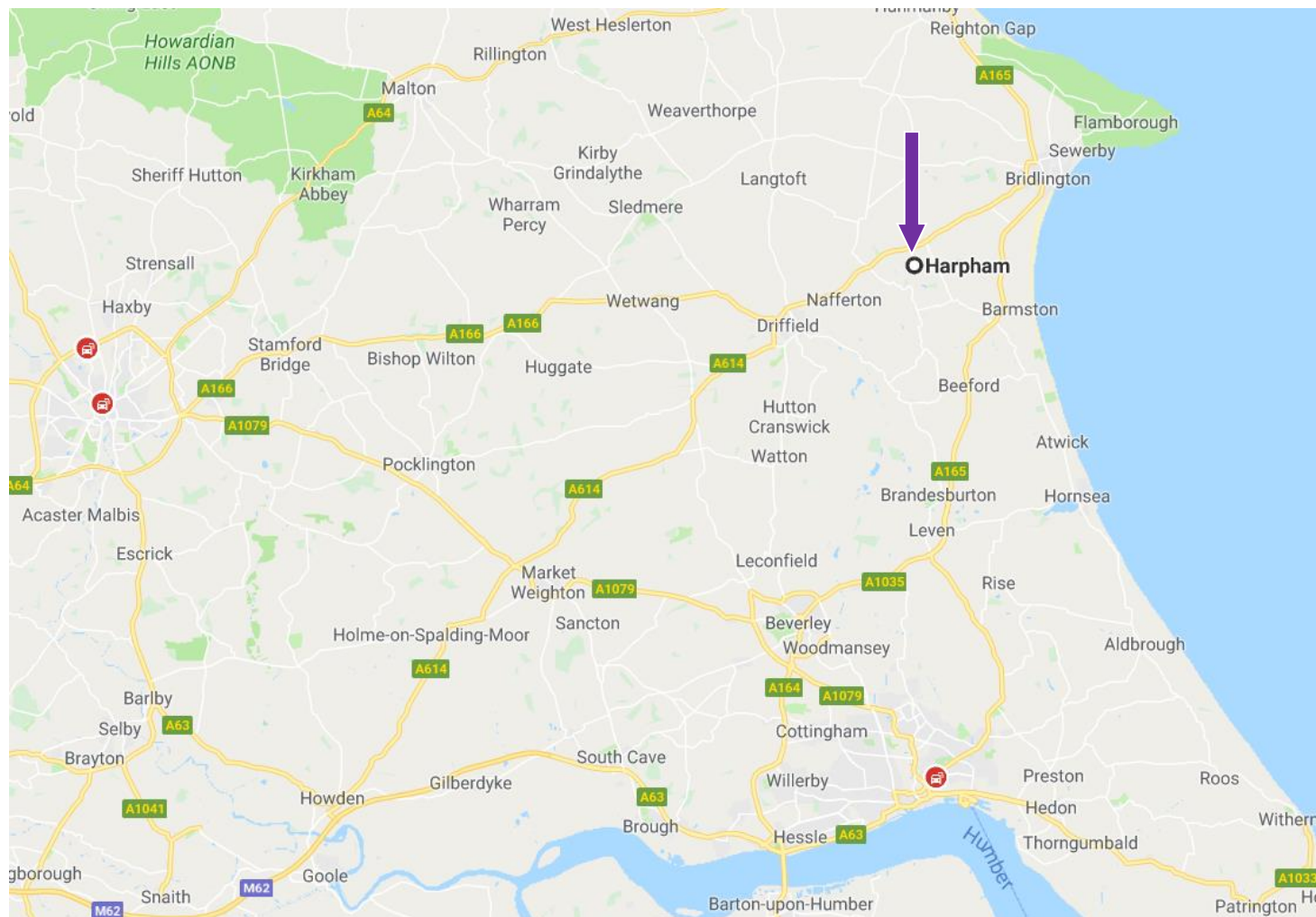
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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

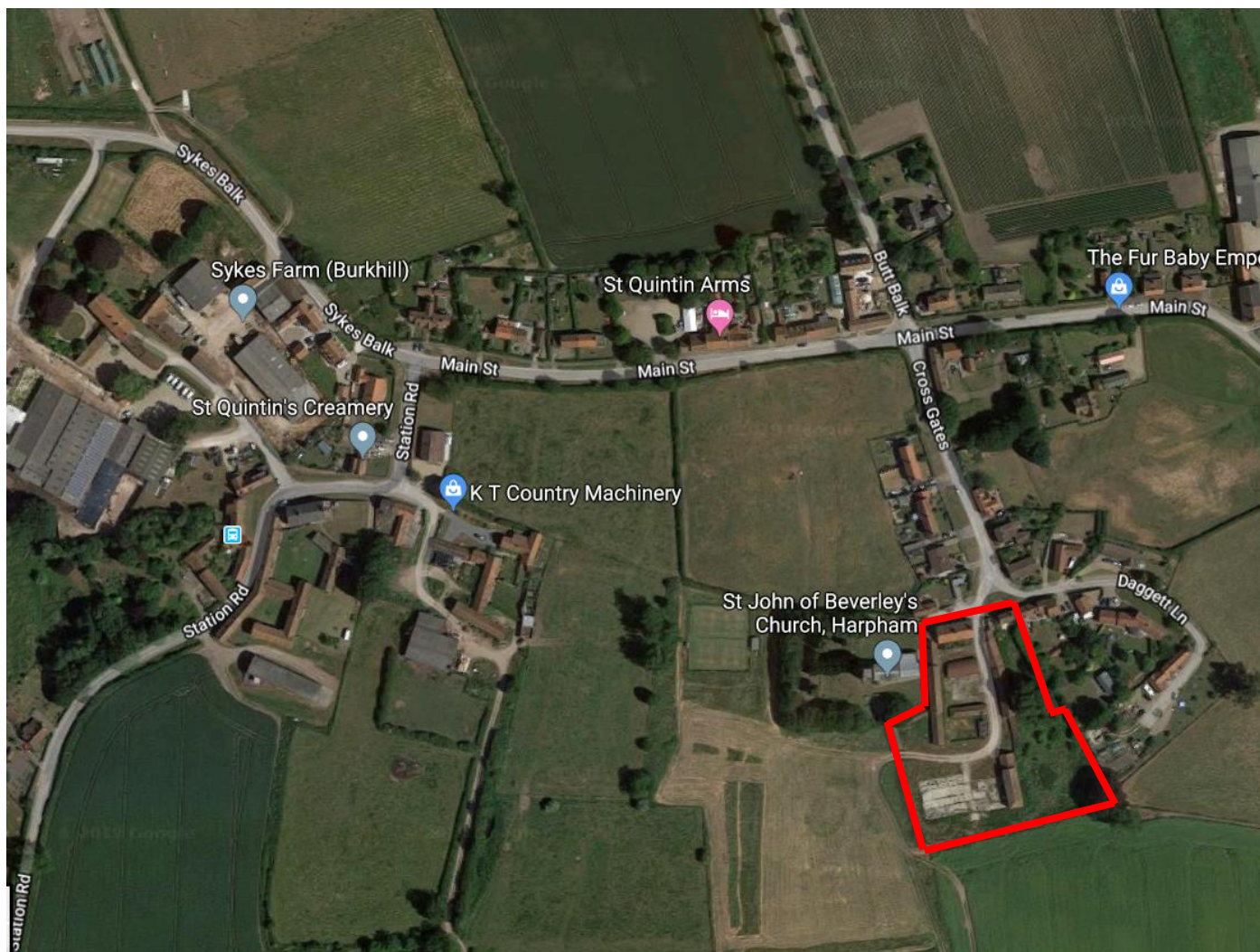
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

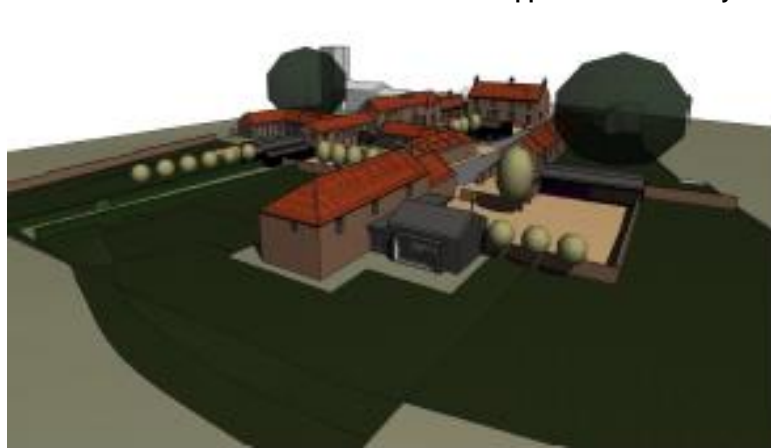
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Approximate boundary only – not to be relied on



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NOT TO SCALE

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