



Building Plot
Main Street
Beeford, YO25 8AY

GUIDE PRICE

£100,000

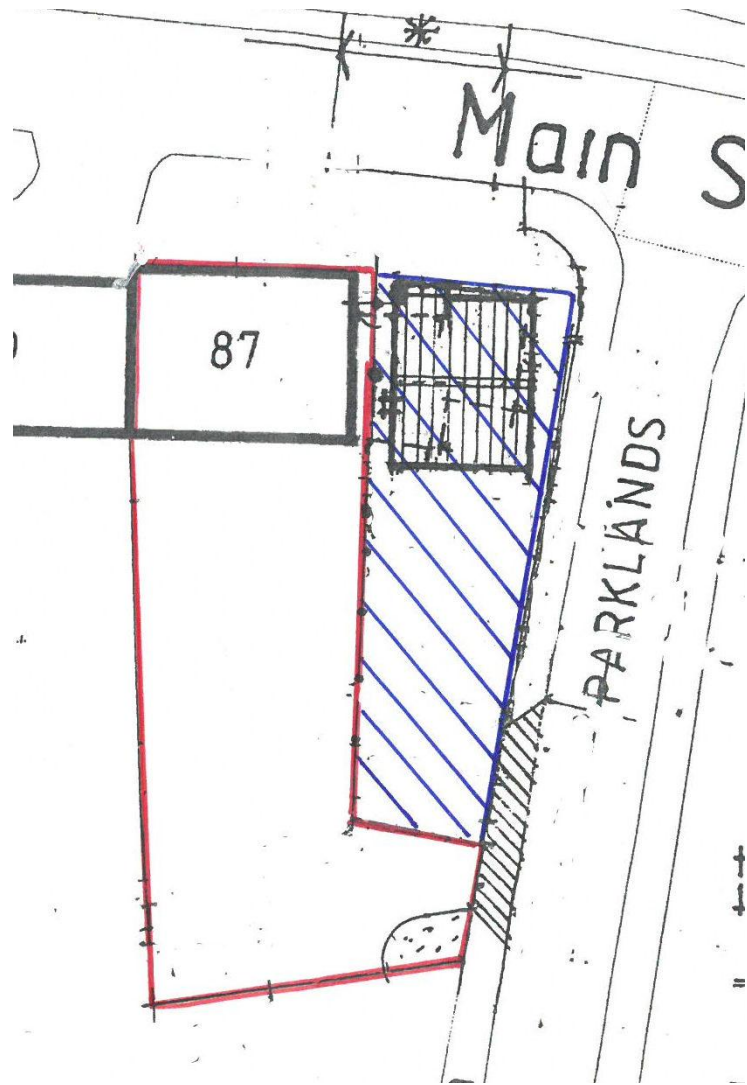
Building plot with full planning permission (23/01561/PLF)

■ **Ulllyotts** ■
EST 1891

01377 253456

Building Plot Main Street, Beeford, YO25 8AY

Building plot with full planning permission (23/01561/PLF for a detached three bedroom house standing prominently in the village and handily placed for access to all amenities and nearby countryside.



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DESCRIPTION OF THE SITE

The site forms part of the gardens and grounds at the property known as Dulwich House, 87 Main Street, Beeford, Driffield East Yorkshire. The site has frontage to Main Street and return frontage to Parklands. The existing outbuilding and lean to carport will require clearing from the site together with various other minor accommodation works to be agreed through the sale process.

ACCESS AND PARKING

There is an existing access from Parklands. Planning permission has been granted, or an alternative means of access and vehicle parking again from Parklands.

SERVICES

Mains services are available in the village. A foul sewer runs adjacent to the east wall of Dulwich House which may be available for connection for the new dwelling.

APPROVED DWELLING

The dwelling approved by the planning permission is a two-storey dwelling extending to 94.3 m² or 1016 ft² gross internal area.

APPROVED DWELLING ACCOMMODATION

Ground floor: Entrance Hall, Cloakroom/WC, Lounge and Kitchen/Dining Room.

First floor: Landing, Master Bedroom with en-suite, a further two bedrooms and family bathroom.

GARDENS

To the rear are south facing gardens.

PLANNING PERMISSION

A Notice of Decision dated 14 June 2024 in respect of planning application 23/01561/PLF. A full copy of the planning notice of decision and approved drawings are available for viewing on Ullyotts website.

The application is also available for viewing on the website of the local planning authority being the East Riding of Yorkshire Council.

AN OPPORTUNITY WHICH SELDOM ARISES

The availability of the site for self-build or one-off development with road frontage to Main Street and return frontage to Parklands is a rare opportunity not to be missed.

VIEWING

Strictly by appointment with Ullyotts.

Regulated by RICS

■ Ulllyotts ■

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