

7 Holderness and Southern Coastal Sub Area

Roos: ROO-B

Land East of Eastfield Estate



Site Description

A greenfield site that is located to the east of the village but well connected to the village centre. The site is bound by residential development to the west and farm buildings to the north. The B1242 (Pilmar Lane) defines the northern edge of the site that provides a direct link road into Withernsea.

Size

1.03 Hectares

Indicative Capacity

25 dwellings (15% affordable = 3.75)

Type of Housing

The site is suitable for a mix of housing with a particular demand for smaller (1 and 2 bedroom) properties in the area including properties for older persons.

Delivery Considerations

The site lies within a low risk flood area (Flood Zone 1) however due to the size of the allocation a Flood Risk Assessment will be required. Additional landscaping is required to the southern and eastern boundaries to help soften the impact of development on the surrounding landscape.

Anticipated Timescales for Delivery

The site has no significant constraints and should be deliverable within the next 5 years.

Agent contact details

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Nearest Schools

Primary:

Roos Church of England Voluntary Controlled Primary School (*Good, Mar 12*)

Burton Pidsea Primary School (*Requires Improvement, Sep 16*)

Secondary:

Withernsea High School (*Good, Dec 16*)

South Holderness Technology College (*Requires Improvement, Jan 16*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

South East Holderness Ward:

2 bed house: £112,891

3 bed house: £131,787

4 bed house: £213,436

Source: Hometrack 2016

