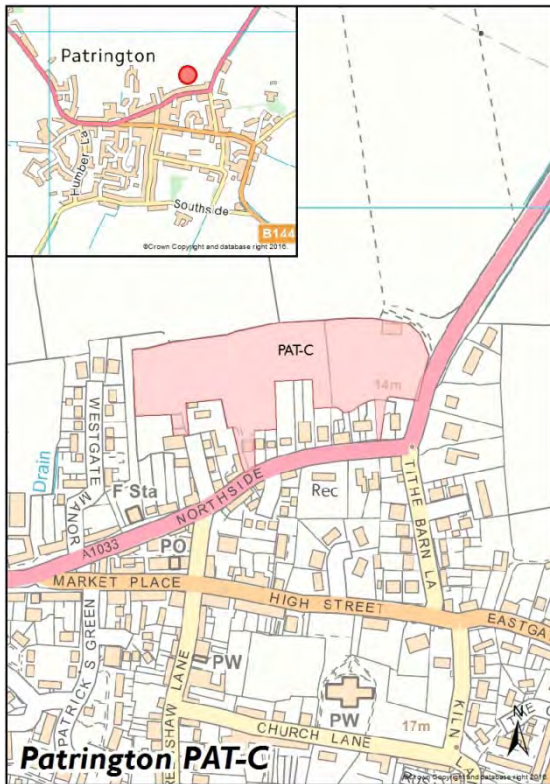


Patrington: PAT-C

Land North of 17-69 Northside



Site Description

PAT-C is a greenfield site located to the north of Patrington village. The site is bound by residential development to the south and west and defined by the A1033 along the eastern boundary. The site presents an opportunity to round off the existing built area close to the village centre.

Size

2.10 Hectares

Indicative Capacity

54 dwellings (15% affordable = 8.1)

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

Proposals will be required to provide additional landscaping to the northern and eastern boundaries to lessen the view of development from the A1033; the main road into Patrington in the north east. A Heritage Statement is required as the site is within a Conservation Area. A Land Contamination Assessment is required to investigate the possibility of contamination from an infilled ditch adjacent to the northern boundary. Due to the size of the allocation a Transport Statement and Flood Risk Assessment are required although the site is in a low risk flood area (Flood Zone 1).

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:

Patrington Primary Academy (Not inspected to date)

Withernsea Primary School (Good, Apr 15)

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

