

### Patrington: PAT-B

#### Land East of Guardians Road



#### Site Description

PAT-B is a predominantly greenfield site well related to the village centre. The site offers an opportunity for a mix of new build and conversion that would make a positive contribution to the area. Existing development surrounds the site on three sides and open agricultural land extends to the north.

#### Size: Hectares

2.28

#### Indicative Capacity

58 dwellings (15% affordable = 5)

#### 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

A Heritage Statement is required as the site is within a Conservation Area. A Tree Survey is required as the existing mature trees and hedgerows on site must be retained. The Listed Buildings on Westgate are to be retained and reused - a Structural Survey and Biodiversity Survey and Report will therefore be required. A Land Contamination Assessment is required to investigate the possibility of contamination from previous uses (a Blacksmiths in the southeast corner and infilled ditch near the centre of the site). The size of the site triggers the need for a Transport Statement.

#### Anticipated Timescales for Delivery

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

#### Agent contact details

Frank Hill and Son Ltd.

18 Market Place

Patrington

Hull

East Riding of Yorkshire

HU12 0RB

Telephone: (01964) 630531

Email: [auctions@frankhillandson.co.uk](mailto:auctions@frankhillandson.co.uk)

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

