

## 3 Beverley and Central Sub Area

### Leven: LEV-A

#### Land South of Hornsea Road/High Stile



#### Site Description

This site presents the opportunity for housing development in a popular village location. The site is bound by existing residential development to the north and west and is defined by Catchwater Drain along the eastern boundary. Open countryside and agricultural land lies to the east and south of the site. An application for 70 houses on the western part of the site is pending consideration by the Council.

#### Size

9.83 Hectares

#### Indicative Capacity

221 dwellings (25% Affordable = 55.25)  
141 dwellings excluding part with application (25% Affordable = 35.25)

#### Type of Housing

Site is suitable for a mix of house types, with smaller properties (1 and 2 bedroom) being a particular need in the area.

#### Delivery Considerations

The site lies in a moderate risk flood area (Flood Zone 2) and a Flood Risk Assessment must be completed. Built development should be avoided in the higher flood risk area (Flood Zone 3a) at the southern end of the site. Existing trees on site must be retained and a Tree Survey completed. Additional landscaping is required to the north, east and southern boundaries. Due to the size of the site a comprehensive Sustainable Drainage System (SuDS) and Transport Assessment will be required.

#### 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:

Leven Church of England VC Primary School (*Good, Dec 15*)

Brandesburton Primary School (*Good, Jan 12*)

Secondary:

Beverley High School (*Good, Apr 15*)

Hornsea School and Language College (*Good, Apr 16*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

Beverley Rural Ward:

2 bed house: £162,881

3 bed house: £200,707

4 bed house: £332,188

Source: Hometrack 2016

