

Kilham: KIL-B

Land North of Whitehall Farm



Site Description

KIL-B is a greenfield site that is well related to the centre of the village, located north of Whitehall Farm and All Saints' Church. The site is bound by existing buildings on three sides and North Back Lane defines the northern edge of the site.

Size:

0.80 Hectares

Indicative Capacity

18 dwellings (25% Affordable = 4.5)

Type of Housing

The site is suitable for a mix of house types. There is a particular demand for smaller (1 and 2 bedroom) detached houses and bungalows in the sub area.

Delivery Considerations

A Heritage Statement is required as the southern section of the site lies in the Conservation Area. Built development should be avoided in the south eastern part of the site in order to preserve the setting of the neighbouring Grade I listed All Saints' Church. Existing agricultural outbuildings on site must be removed and require a Biodiversity Survey. A Land Contamination Assessment may be required to investigate the risk of contamination from agricultural buildings. The existing public right of way must be incorporated into the layout of development. The site lies in a low risk flood area (Flood Zone 1) and does not require a Flood Risk Assessment.

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:

Kilham Church of England VC School
(Good, Apr 15)

Burton Agnes Church of England VC School
(Good, Mar 16)

Secondary:

Driffield School and Sixth Form
(Inadequate, Apr 16)

Bridlington School (Good, May 13)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016):

East Wolds and Coastal Ward:

2 bed house: £125, 532

3 bed house: £171, 169

4 bed house: £244, 815

Source: Hometrack 2016

