



MAIN STREET, BUBWITH, EAST RIDING OF YORKSHIRE

BUILDING PLOT IN PRIME VILLAGE LOCATION WITH OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A DETACHED DWELLING (SUBJECT TO CONDITIONS).

ADDITIONAL GRASS PADDOCK OF APPROXIMATELY 2.8 ACRES OR THEREABOUTS IS ALSO AVAILABLE BY SEPARATE NEGOTIATION.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £175,000

95 Main Street, Fulford, York YO10 4PN

T: 01904 679733 F: 01904 679687

E: enquiries@blacksproperty.com

MAIN STREET, BUBWITH

LOCATION



The land is situated front Main Street, lying between numbers 74 and 76. Bubwith provides a range of local amenities including shop, post office, school, pub, Tennis Club, sports centre and is indicated on the attached map Appendix I. The village lies on the A163 giving access to the A19, 5 miles, which leads to the York outer ring road (A64) 8½ miles, York City Centre, 11 miles, Selby 7½ miles and 1 mile from the B1228 which leads to Holme on Spalding Moor 6 miles and the M62 motorway 7½ miles. (Distances approximate).

THE PLOT



For identification purposes only, the land to be sold is cross hatched on the attached O.S. plan as Appendix II. By scaling from the plan, the area of the land extends to approximately 0.43 acres or thereabouts. The southern boundary to the plot is identified on the site by marker posts which are beyond the hedge that crosses the site. The land is currently open space and is south facing with open countryside beyond.

ADDITIONAL Paddock



To the south of the building plot is a further area of open grass land which, for identification purposes only, is crossed on the attached plan Appendix II and is also in the ownership of the Vendors. By scaling

from the plan, the area of land extends to approximately 2.8 acres or thereabouts. This further area of land can be acquired by the purchaser of the plot, by separate negotiations.

PLANNING

Outline Planning Permission for the erection of a detached dwelling, application number DC/08/05390/OUT/WESTWW, was approved by East Riding of Yorkshire Council on 23rd January 2009, subject to conditions. A copy of the approval is attached as Appendix IV.

A copy of the plan referred to in Condition 5 is attached as Appendix III. This plan is attached for the purpose of reference to this condition only and does not form part of the title or contract plan. The plan has been reduced for marketing purposes, is not to scale and should not be relied upon for the taking of measurements. A full scale plan is available for inspection at the Selling Agent's office by interested parties.

ACCESS

Access to the site can be gained from a timber gate situated to the left hand side at the front of the site.

SERVICES

Interested parties are strongly recommended to make their own enquiries with the appropriate statutory authorities in order to satisfy themselves that services are available to meet their development requirements.

TENURE

The land is sold freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

DIRECTIONS

Approaching from the West, having left the A19 onto the A163, continue through North Duffield to Bubwith. Proceed through the village where the site is on the right hand side and indicated by a Blacks Property Consultants For Sale board. Approaching from the East from Holme on Spalding Moor or Howden on the A163, as you enter the village the site is situated a short distance on the left hand side.

IMPORTANT NOTICE

These particulars which were prepared on 12th May 2010 with an amended plan in Appendix III on 29th May 2010 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.

APPENDICES

APPENDIX I	LOCATION PLAN
APPENDIX II	O.S. PLAN A - The building plot B - The paddock
APPENDIX III	APPROVED PLAN
APPENDIX IV	PLANNING CONSENT

APPENDIX I

LOCATION PLAN



LOCATION MAP: BUBWITH

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York, YO10 4PN

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APPENDIX II

O.S. PLAN

A – BUILDING PLOT CROSS HATCHED

B - ADDITIONAL PADDOCK HATCHED

LR

TITLE NUMBER
YEA8018

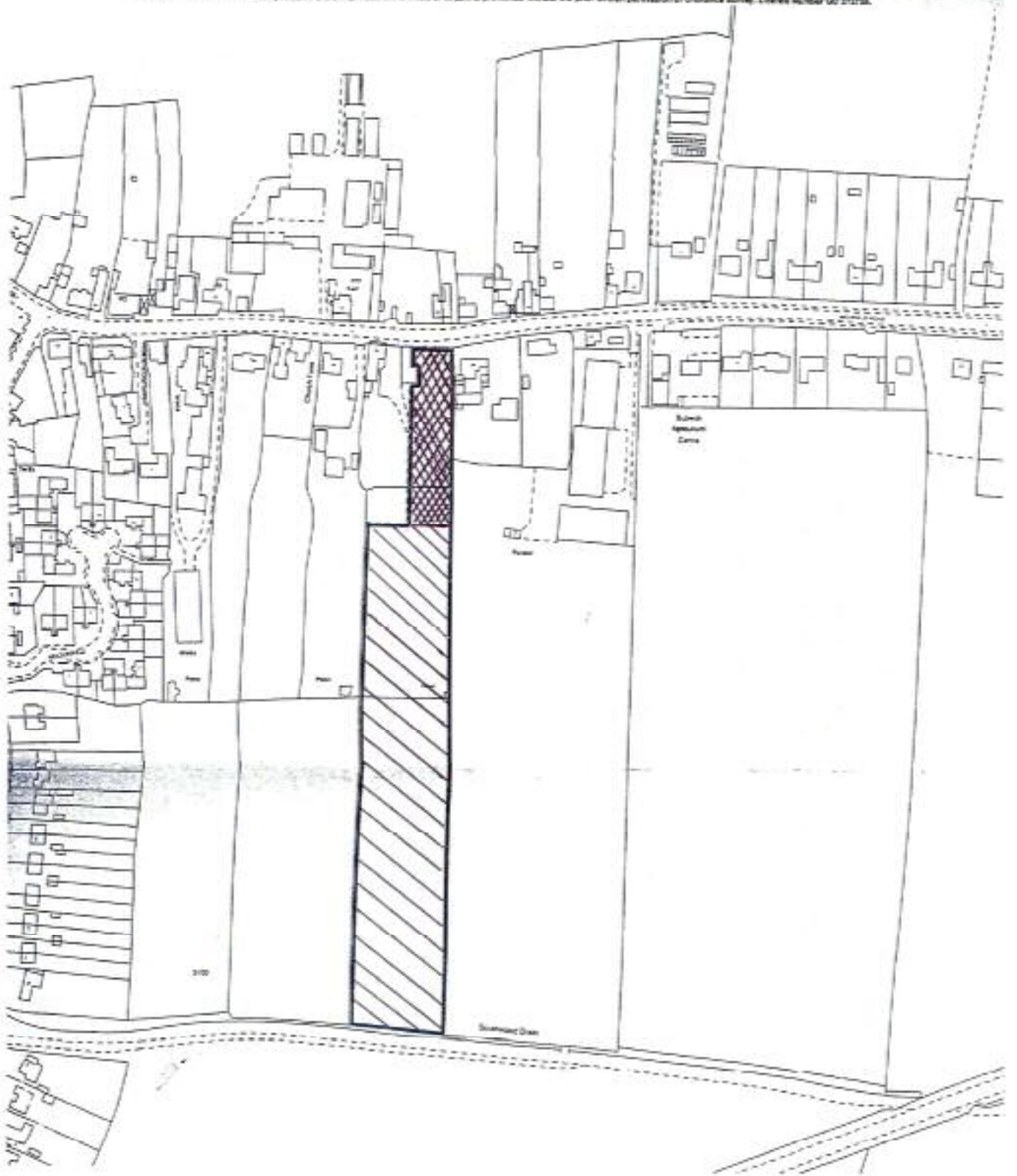
EAST RIDING OF YORKSHIRE

ORDNANCE SURVEY MAP REFERENCE:

SE7136DE

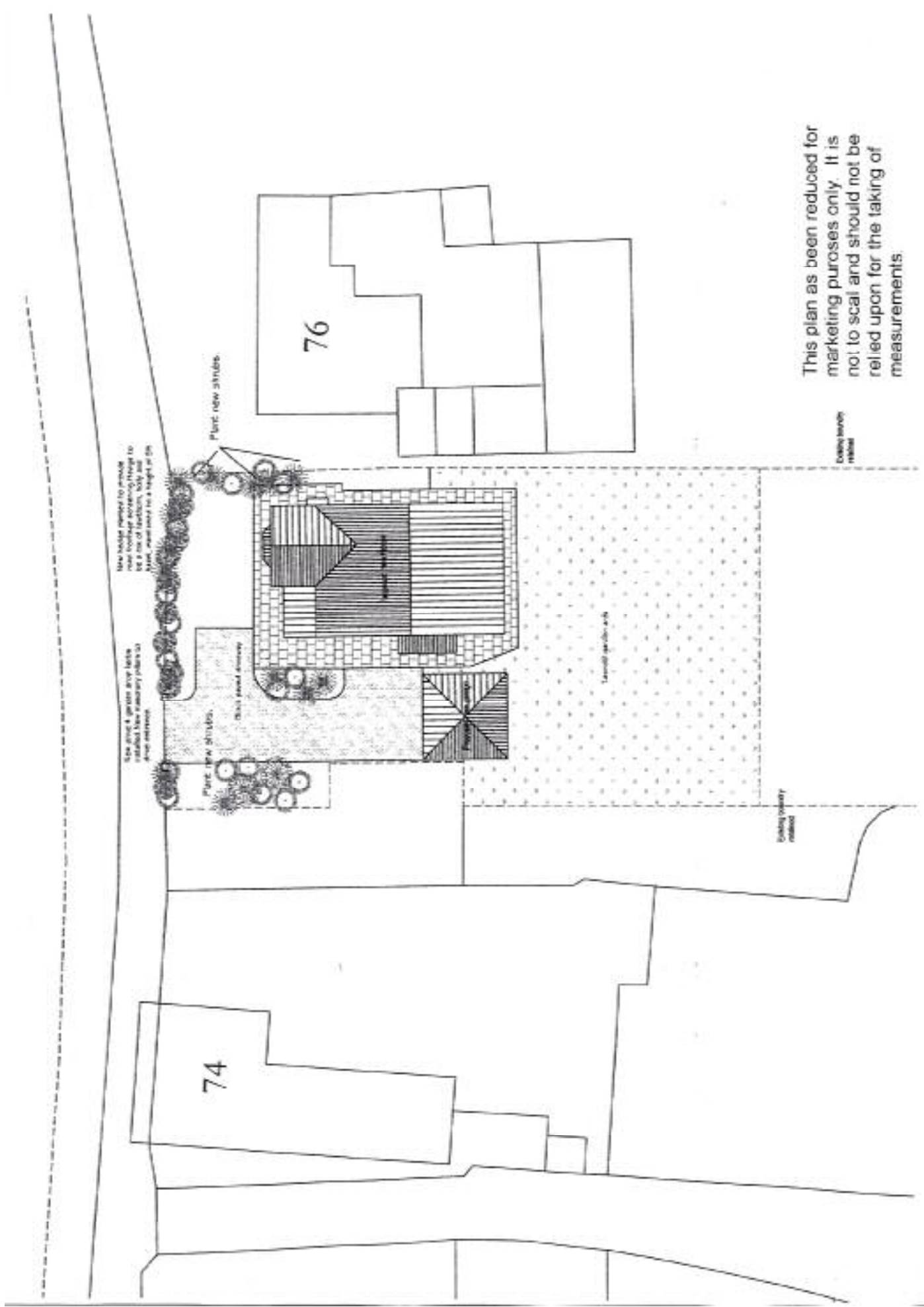
SCALE 1:2500

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APPENDIX III

APPROVED PLAN



This plan as been reduced for marketing purposes only. It is not to scale and should not be relied upon for the taking of measurements.

Daisy lawn
relabel

Daisy lawn
relabel

APPENDIX IV

PLANNING CONSENT



County Hall Beverley East Riding of Yorkshire HU17 9BA Telephone (01482) 887700
www.eastriding.gov.uk
Peter Ashcroft Head of Planning and Development Management

The James Hogg Design Partnership
Unit 3
Derwent Walk
Huntington
York
YO32 9QW

Application No: DC/08/05390/OUT/WESTWW

Case Officer: Mr Nick Macdermott

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application Type: **Outline Planning Permission**

Proposal: **Outline - Erection of a detached dwelling (All Matters Reserved) [Resubmission of 07/05312/OUT]**
Location: **Land East Of 74 Main Street Bubwith East Riding Of Yorkshire**
Applicant: **Ms Patti Tyson**

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1. Approval of the details of the layout, scale, appearance, access and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved.

This condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

This condition is imposed in order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.



INVESTOR IN PEOPLE

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See Accompanying Notes on Page 2



Alan Menzies Director of Planning and Economic Regeneration

4. Notwithstanding the details of the access point shown on the submitted drawing received on 18 November 2008, the details of the access to be submitted as a requirement of Condition 1 above shall provide for an access point in the north western corner of the site.

This condition is imposed because the proposed access and drive arrangement shown on the submitted drawing is considered to be awkward and difficult to use because of its unsuitable parallel alignment to Main Street and the number of turning movements that would be required.

5. Details of the layout scale and appearance to be submitted as a requirement of Condition 1 above shall provide for a building with a footprint no greater in floor area than that shown on the submitted plan with the dwelling sited no closer than two metres from the eastern boundary and six metres from the narrowest point of the western boundary. The height of the dwelling shall be no higher than the ridge height of Number 76 Main Street.

This condition is imposed in order to ensure the building will sit comfortably within the streetscene and in terms of its relationship to neighbouring buildings.

6. Details of the appearance of the proposed dwelling as required by Condition 1 above shall provide for a dwelling without windows in the eastern elevation unless they are windows serving rooms fitted with obscure glass.

This condition is imposed in order to prevent mutual overlooking between the proposed dwelling house and the eastern neighbour, Number 76 Main Street.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed because the site lies within the historic core of the settlement of Bubwith opposite a site where archaeological work revealed pottery dating back to the 13th century.

8. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed finished floor levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall then be constructed in accordance with the approved levels.

This condition is imposed to ensure that there is a satisfactory relationship between the proposed development and existing properties/surroundings and avoid a potential conflict with existing residential amenities/privacy. Ground levels are required to ensure that neighbouring properties are not adversely affected by difference in levels and surface water run off.

9. Notwithstanding the provisions of Classes A, B or C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows or other openings (other than those expressly authorised by any subsequent approval of reserved matters) shall be constructed or formed in the eastern elevation.

This condition is imposed in the interests of the visual amenities of the area and the residential amenities of neighbouring occupiers.

Note to Applicant

Reason for Decision: The proposal has been considered against the policies below and it is considered that the scheme accords with these policies, and there are no material considerations which indicate a decision should be otherwise.

Regional Spatial Strategy 2008

YH1 Overall Approach and Key Spatial Priorities

YH2 Climate Change and Resource Use

YH7 Location of Development

H1 Provision & Distribution of Housing

H5 Housing Mix

Joint Structure Plan

DS4 Limited development allowed in existing settlements where it meets local needs and contributes towards sustaining the role of the settlement. Housing development must conform with Policy H7.

SP1 Character and distinctiveness of settlements and their setting (including important features) to be protected and enhanced.

SP5 Development proposals to achieve high standard of design.

Boothferry Borough Local Plan

S47 High standard of layout and design and new residential development.

S51 Ensuring adequate amenity space around new dwellings.

EN1 All developments should be sustainable.

EN2 Established local environment criteria against which development proposal will be judged.

Signed



Date : 23 January 2009

Alan Menzies, Director of Planning and Economic Regeneration.

Notes to accompany application no DC/08/05390/OUT/WESTWW

1. Town and Country Planning Act

Any approval given by this notice of decision refers only to that required under the Town and Country Planning Act and does not include any consent or approval under other legislation, e.g. Building Regulations.

2. Duration of Permission

The Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) provides that every permission shall be granted subject to a condition that the development must be begun within a specified time period. This period of time can vary depending on the type of application and the circumstances of the particular case. Usually there will be a specific condition on the notice of decision itself specifying the relevant period but if this has not been imposed, please refer to the provisions of Section 51 of the Planning and Compensation Act 2004 for a definition of the relevant period. Further guidance on this is also available in Circular 8/2005.

3. Appeals to Planning Inspectorate

If you are aggrieved by this decision you can appeal to the Planning Inspectorate within six months of the date of this decision (longer in special circumstances) on a form obtainable from

The Planning Inspectorate, 3/05 KiteWing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: 01173 726372.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provision of any development order and to any directions given under a development order.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

4. Purchase Notice

If either the Local Planning Authority or the Secretary for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonable use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. Disabled Persons

Where permission is granted and relates to development resulting in the provision of buildings or premises to which the public are to be admitted (on payment or otherwise) or of premises being office, shop, railway or factory premises in which persons are employed to work, your attention is directed to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access for the Disabled to Buildings: being the British Standards Institution Code of Practice BS 5810: 1979.

6. Fire Brigade Access

If planning permission is granted and relates to the erection or extension of a building, your attention is drawn to the provisions of Section 14 of the Humberside Act 1982 whereby the Council are required to reject plans submitted for building regulations approval if the plans do not show adequate means of access for the fire brigade to the building or if the erection of the building or extension would render inadequate the means of access for the fire brigade to a neighbouring building.

7. Affects Public Right of Way

A grant of planning permission does not entitle a developer to obstruct a public right of way. Development, in so far as it affects a public right of way, should not be commenced, and the right of way should be kept open for public use, until the necessary order under Section 247 or Section 257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed.

8. Amendment to Plans

If you are proposing to alter the plans hereby approved you should first consult the Local Planning Department.