

# FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

**Ryden** | Residential Land  
& Development

- TWO PLOTS ALLOCATED FOR RESIDENTIAL USE IN THE LOCAL DEVELOPMENT PLAN
- LOCATED IN THE POPULAR SEASIDE TOWN OF BRIDLINGTON
- ADJACENT TO RECENT RESIDENTIAL DEVELOPMENT



**PINFOLD LANE, BRIDLINGTON  
EAST RIDING OF YORKSHIRE**

## GET IN TOUCH

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Viewing is strictly by arrangement with the sole selling agent

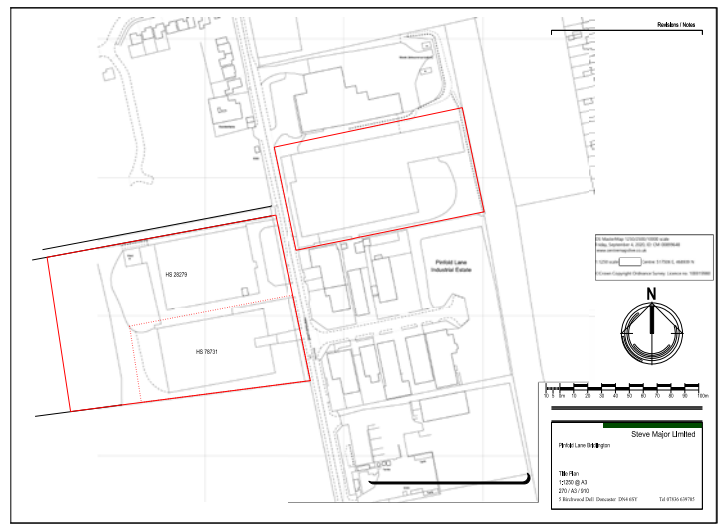
**PLOT A**  
**1.03**  
HECTARES

**PLOT B**  
**1.57**  
HECTARES

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## PINFOLD LANE BRIDLINGTON RESIDENTIAL DEVELOPMENT SITES

The sites are located in the coastal town of Bridlington in the East Riding of Yorkshire, a popular tourist destination with a population of approximately 35,000 (according to the 2011 Census).

Bridlington is situated some 28 miles north (45km) of Hull and 34 miles (55km) east of York. Whilst the town is dominated by the tourist industry, it is also well served with all the usual amenities, including a well-served town centre and beachside businesses

The sites are located to the north of the town, some 0.5 miles (1 km) from the town centre and 1 mile (2km) from the beach.

The immediate vicinity is a mixture of commercial properties and new build residential dwellings within a pleasant, tranquil setting.

### DESCRIPTION

The surplus land comprises two cleared brownfield development sites with only the floor slabs of the former buildings remaining.

Both sites boundaries are denoted by palisade fencing and established hedgerows.

### ACCOMMODATION

We have been informed that the areas of the two sites are as follows:-

SITE	HECTARES	ACRES
PLOT A - PINFOLD LANE EAST	103	2.55
PLOT B - PINFOLD LANE WEST	1.57	3.89
TOTAL	2.60	6.44

### TENURE

The sites are held on a freehold basis.



### TERMS

The sites are freehold and available to purchase with vacant possession. The sites can be purchased individually or as a whole.

All enquiries should be directed to the sole agents.

### PLANNING

The sites are allocated in the adopted East Riding Local Plan (July 2016) under designation BRID-A for residential use. This is part of the much wider allocation in the surrounding area, extending to approximately 35 Hectares (86 Acres). For further information on BRID-A, please refer to the Data Room or contact East Riding Council Planning Department.

### DATA ROOM

For full complete boundary information, please refer to the site plans available in the Data Room. For access, please contact the sole agents.

### VIEWING INFORMATION

The sites can be viewed easily from the roadside. To gain full access to undertake due diligence, please speak with the sole agents.

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