

Patrington: PAT-A

Highfield Farm, Ings Lane



Site Description

PAT-A is currently occupied by Highfield Farm and comprises a number of agricultural buildings. It is well related to the centre of the village and within the Conservation Area. The site offers an opportunity for a mix of new build and conversion that would make a positive contribution to the area. The site has an access road along the east boundary and agricultural land to the north and west. Located south of the A1033 the site benefits from a direct link to Hedon and the City of Hull.

Size

0.68 Hectares

Indicative Capacity

9 dwellings (Below affordable housing threshold – subject to floorspace)

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. The existing farmhouse, two storey barn and multiple Victorian outbuildings on site should be retained and converted to preserve the village character – a Structural Survey and Biodiversity Survey and Report will be required. Additional landscaping is required on the north and west boundaries to soften the impact of development on the surrounding landscape. A Land Contamination Assessment is required to investigate the possibility of contamination from current uses.

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:

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

