

Elloughton-cum-Brough: ECB-B

Land South of Welton Low Road



Site Description

ECB-B is a large site that presents the opportunity for residential development and open space in a popular residential location. The site is bound by existing development to the south and west and sits well in relation to the main settlement of Elloughton-cum-Brough. The village lies along the east-west transport corridor and is easily accessible. Welton Low Road lies along the northern boundary of the site with the A63 running parallel to the north. The site lies in close proximity to the Welton junction of the A63 which provides strong links to the M62 motorway and is only 10 minutes away from the City of Hull. [Size](#)

5.90 Hectares

Indicative Capacity

100 dwellings (25% Affordable = 25)

Type of Housing

Site is suitable for a mixed use development. There is a need for smaller properties (1 and 2 bedroom) in the sub area.

Delivery Considerations

There is an archaeological interest in the site due to the historic nature of the settlement, therefore appropriate investigations and a Heritage Statement will be required prior to the design and layout. A Roman Road may have crossed the site. A shortfall in public open space and sport facilities in the area requires this site to supply additional playing pitches and open space. There are planned improvements to the adjacent highway junction that will involve land to the north-east of the site, and potentially a small portion of the site itself – a Transport Assessment will be required. A comprehensive Sustainable Drainage System (SuDS) must be incorporated and although the site lies in a low risk flood area (Flood Zone 1), a Flood Risk Assessment will also be required due to the size of the site.

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:

Elloughton Primary School (*Good, Apr 12*)

Secondary:

South Hunsley School and Sixth Form College (*Outstanding, Jun 13*)

(latest Ofsted inspection results in brackets)

Average House Prices (Jan – Jun 2016)

Dale Ward:

2 bed house: £143,149

3 bed house: £177,487

4 bed house: £265,718

South Hunsley Ward:

2 bed house: £206,036

3 bed house: £217,351

4 bed house: £368,771

Source: Hometrack 2016

