

Hutton Cranswick: CRA-E

Station Garage, Main Street



Site Description

CRA-E is a small brownfield site in Hutton Cranswick that offers the opportunity for housing development in a central village location. The site is currently occupied by a car garage business and is bound by existing residential development on all sides.

Size

0.52 Hectares

Indicative Capacity

14 dwellings (20% Affordable = 2.8)

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

Policy CRA-E states development will be dependent on the relocation of the existing business on site (J.H. Foreman Limited, Station Garage). The risk of contamination from the current use should be investigated and an appropriate Land Contamination Assessment carried out before development takes place. The site lies adjacent to the Hutton Cranswick Conservation Area therefore a Heritage Statement will also be required. The site is within a low risk flood area (Flood Zone 1).

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:

Hutton Cranswick Community Primary School (Good, Jun 15)

Beswick and Watton CE (VC) Primary School (Good, Mar 12)

Secondary:

Drifffield School and Sixth Form (Inadequate, Apr 16)

Longcroft School and Sixth Form College (Good, Apr 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

