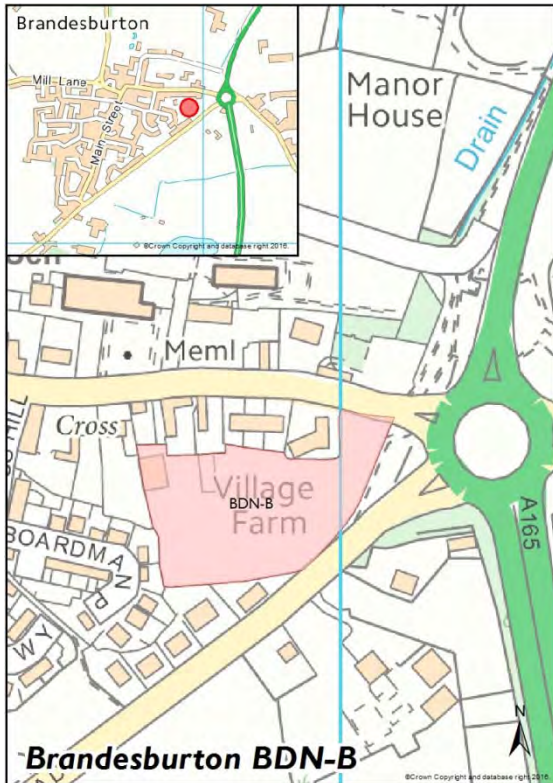


## 3 Beverley and Central Sub Area

### Brandesburton: BDN-B

#### Village Farm, New Road



#### Site Description

BDN-B is a greenfield site currently in use as farm land (paddock). The site provides an opportunity for residential development in a prominent location well related to the centre of the village with good access to the A165. The site is enclosed by development on three sides, Main Street lies to the north and New Road to the south. Brandesburton has direct transport links to the coast and nearby towns of Beverley, Driffield and Hull.

#### Size

0.86 Hectares

#### Indicative Capacity

21 dwellings (20% Affordable = 4.2)

#### Type of Housing

Site is suitable for a mix of house types, with smaller properties (1 and 2 bedroom) being a particular need in the area.

#### Delivery Considerations

The site has a potential risk of contamination from its current use and a Land Contamination Assessment will be required. A Heritage Statement will also be required as the northern edge of the site adjoins the Village Conservation Area. Sensitive development will help to screen the rear elevations of existing dwellings at Boardman Park and the adjacent public house car park.

#### Anticipated Timescales for Delivery

The site has no significant constraints and should be deliverable within the next 5 years.

#### Agent contact details

Mr. Mark Broadhurst  
Leonards  
512 Holderness Road  
Hull  
East Riding of Yorkshire  
HU9 3DS

Telephone: (01482) 375212

Email: [mark.broadhurst@leonards-hull.co.uk](mailto:mark.broadhurst@leonards-hull.co.uk)

Nearest schools

Primary:

Brandesburton Primary School (*Good, Jan 12*)

Leven Primary School (*Good, Dec 15*)

Secondary:

Hornsea School and Language College (*Good, Apr 16*)

Beverley High School (*Good, Apr 15*)  
(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

