

# For Sale

Upon instructions of the Receivers

**LANDWOOD  
GROUP**



**31 Jewison Lane, Bridlington, YO15 1DX**

## Two bedroom bungalow

- Good location close to Bridlington town centre and the promenade
- Positioned on a large plot of 0.45 acres
- A blank canvas in need of refurbishment
- Development opportunity with the potential to extend subject to planning
- Possibility to develop into a variety of different uses subject to planning
- Available with Vacant Possession

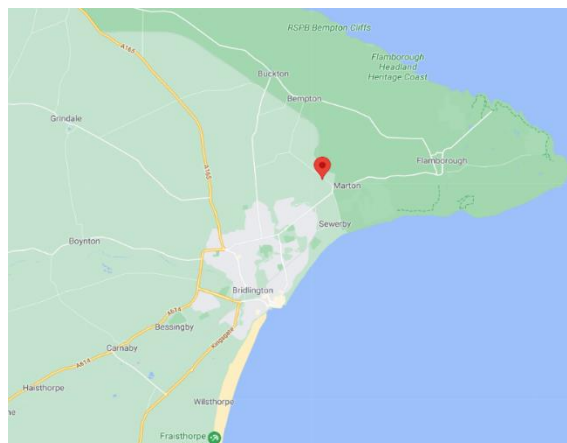
**Landwood Group,**  
South Central,  
11 Peter Street,  
Manchester, M2 5QR

T: 0161 710 2010  
F: 0161 710 2050  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACT

**Amy Selfe**  
0161 710 2010  
[amy.selfe@landwoodgroup.com](mailto:amy.selfe@landwoodgroup.com)

**Date of particulars: April 2021**



## Location

The property is located in Bridlington, a coastal town on the Holderness Coast of the North Sea which is positioned around 28 miles north of Hull and 34 miles east of York.

The subject is positioned on Jewison Lane, which is around 3 miles north of Bridlington town centre. The lane has a number of different occupiers such as a conveniently placed pub, residential dwellings, holiday cottages and a caravan park. Next to the subject is a part completed 58 bedroom care home.

The property is well connected with the A165 being in close proximity which leads to neighbouring towns such as Scarborough to the north and Hull to the south.

## Description

The property comprises a two bedroom detached bungalow, in need of refurbishment. It has an integral garage and it is positioned on a plot of circa 0.45 acres.

The current internal layout provides for two bedrooms, a kitchen/dining room, living room and shower room. Previous planning permission was granted in 2011 for a single storey extension, conservatory and detached dog kennel, however this has now lapsed.

Externally the property is set back from Jewison Lane which lies to the front. To both the front and rear there is a large amount of outside space.



## Accommodation

We calculate the gross internal area to be as follows: -

Description	Sq. m	Sq.ft
Bungalow	82.59	889
Garage	26.46	285
<b>TOTAL</b>	<b>109.05</b>	<b>1,174</b>

## Tenure Information

The premises are held freehold under title number YEA47773.

## Tenancies

Available with vacant possession.

## Planning

All parties must make their own planning enquiries through the local planning authority which is The East Riding of Yorkshire Council; <https://www.eastriding.gov.uk/>

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Guide price- £200,000.

## EPC

Available on request.

## Viewings

Strictly by appointment.

**Amy Selfe**  
0161 710 2010  
[Amy.selfe@landwoodgroup.com](mailto:Amy.selfe@landwoodgroup.com)  
[www.landwoodgroup.com](http://www.landwoodgroup.com)