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Limb
MOVING HOME









East Riding Of Yorkshire
HU13 9AA

Application No: **25/02678/PLF**

Case Officer: Mrs Stephanie Robson

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Proposal:	Erection of detached dwelling with construction of associated access
Location:	Land North Of 20, Lund Avenue, Cottingham, East Riding Of Yorkshire, HU16 5LL,
Applicant:	
Application type:	Full Planning Permission

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Building Plot at 20 Lund Avenue, Cottingham, East Yorkshire, HU16 5LL

- Single Building Plot
- Full Planning Permission
- For a Detached House
- Council Tax Band = TBC
- Site of 334sq m
- Westerly Facing Garden
- Quiet Cul-De-Sac Setting
- Freehold/EPC = TBC

£115,000

INTRODUCTION

Rarely available are building plots and this attractive garden plot has full planning permission for a detached two storey dwelling at the end of a quiet cul-de-sac to the west of Cottingham centre. The site extends to around 334sq.m. and has a length of approximately of 29m and a frontage of 5.6m, widening to a rear width of 19.85m. It is a section of garden to the north of 20 Lund Avenue. The current design provides for a two storey dwelling of approximately 105sq.m./1130sq.ft.

LOCATION

Lund Avenue is a quiet residential cul-de-sac situated off The Wolds, Green Lane which runs between Castle Road and Eppleworth Road in the village of Cottingham. Situated to the west of the village centre, this a convenient position for access to the A164 leading to the Humber Bridge to the south or towards Beverley to the north. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. It is home to numerous properties of distinction and has many attractive street scenes. Cottingham also has its own main line railway station with direct access to London Kings Cross. Schooling for all ages is available.



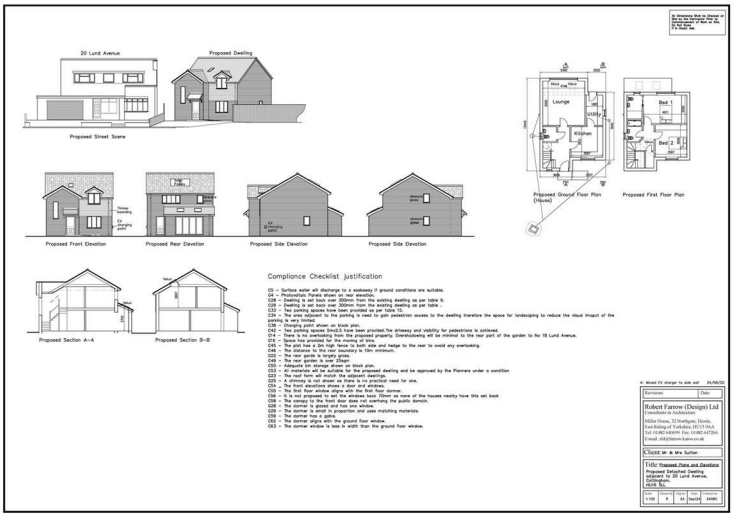


FULL PLANNING PERMISSION

Full planning permission was granted on the 12th February 2026 by the East Riding of Yorkshire Council for the "Erection of a Detached Dwelling with Construction of Associated Access".

Full documentation is available on the East Riding of Yorkshire Council planning portal (public access) with application/reference number 25/02678/plf or by request to the agent.

The image provided is of the front page only of the formal permission. We recommend an intending purchaser familiarise themselves with the complete permission letter.



County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939
www.eastriding.gov.uk
Stephen Hunt Interim Executive Director of Planning and Economic Regeneration

Robert Farrow (Design) LTD
Mr Robert Farrow
Millar House
32 Northgate
Hessle
East Riding Of Yorkshire
HU13 9AA

Your Ref: PP-14326958
Contact: Mrs Stephanie Robson
Email: Stephanie.robson@eastriding.gov.uk
Date: 12 February 2026

Application No: **25/02678/PLF**

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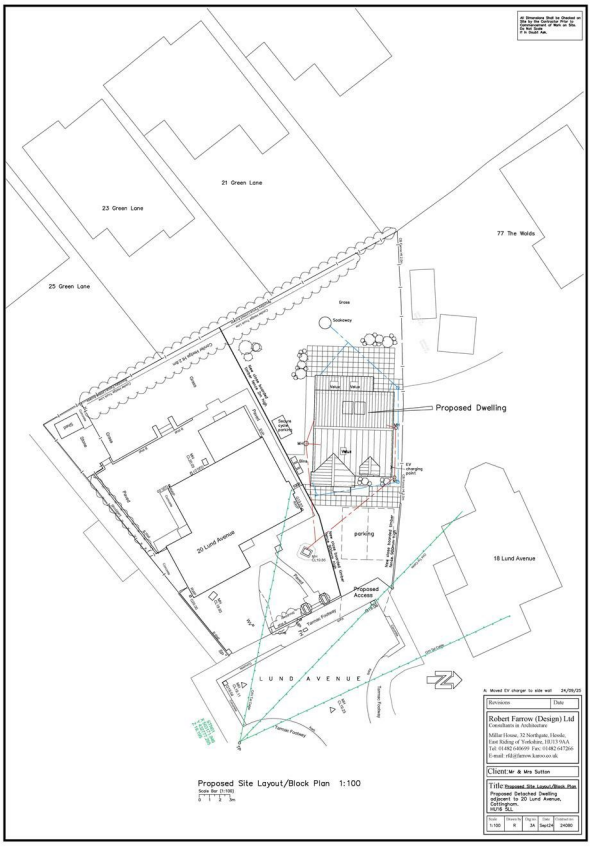
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2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   Location Plan, received 16.09.2025
   Drg no. 2A - Proposed Plans and Elevations, received 24.09.2025
   Drg no. 3A - Proposed Site Layout/Block Plan, received 24.09.2025

   This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update, and policy GP2 of the Cottingham Neighbourhood Plan, and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of

Paul Bellotti
Chief Executive



FENCING

It will be the purchasers responsibility to erect a 2m high close boarded fence along the southern boundary within 3 months of completion of the purchase.



SERVICES

It is understood that all main services are available in a street scene, however we would advise a purchaser to make their own enquires. Ultimately, it will be the purchasers responsibility to make their own arrangements to connect with all the relevant providers.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LOCAL AUTHORITY

East Riding of Yorkshire Council.
County Hall, Beverley, East Riding of Yorkshire, HU17 9BA.
01482 393939
www.eastriding.gov.uk

TENURE

Freehold

POSSESSION

Vacant possession upon completion.

VIEWING

The plot can be viewed by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.





TENURE

Freehold

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

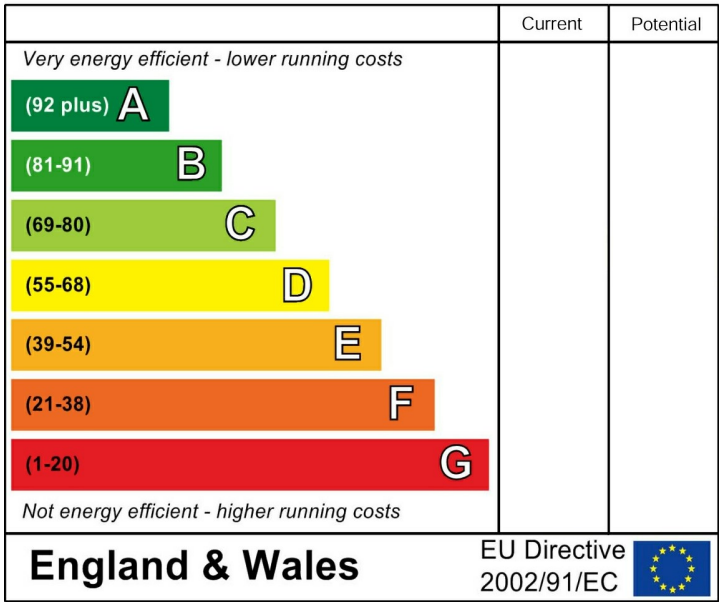
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Energy Efficiency Rating



Environmental Impact (CO_2) Rating

