

BROCHURE CURRENTLY BEING UPDATED, PLEASE SEE MASTERPLAN TO THE REAR

**RETAIL,
LEISURE &
HEALTHCARE
DEVELOPMENT
OPPORTUNITIES
AVAILABLE**

**UNITS
AVAILABLE
FROM
1,500 TO
17,000 SQ FT**

DEVELOPMENT SUMMARY

Brough South is a brand new mixed use development which will deliver 750 new homes and associated retail, leisure, healthcare and educational facilities to complement and serve the surrounding catchment. A further 250 homes will be submitted for planning shortly due to demand.

Brough, Elloughton and Welton benefit from excellent road and rail connectivity and have enjoyed considerable growth and general economic prosperity.




GROWING
POPULATION

MORE NEW HOMES
PLANNED




HIGHER THAN AVERAGE
EARNINGS

COMMUTER HUB FOR
HULL & YORK




EXCELLENT EDUCATION
FACILITIES

BROUGH SOUTH

A63 EAST RIDING HULL HU15 1EN



M62 J38
15 MINUTES

HUMBERSIDE AIRPORT
25 MINUTES

HULL
14 MINUTES

LEEDS
45 MINUTES

YORK
51 MINUTES

LOCATION

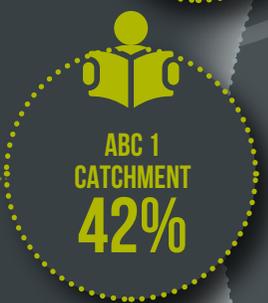
The town lies 0.7 miles south of the A63 (main arterial road) from Hull to the M62. Hull city centre is approx. a 15 minute drive away (c. 10 miles) via car. Brough Railway Station serves the town of Brough in the East Riding of Yorkshire, England.

Humberside Airport is 19 miles to the south-east (reached by driving across the Humber Bridge), and overnight ferry services by P&O Ferries sail to Rotterdam and Zeebrugge from King George Dock, Hull (about 13 miles away).

CATCHMENT & DEMOGRAPHICS

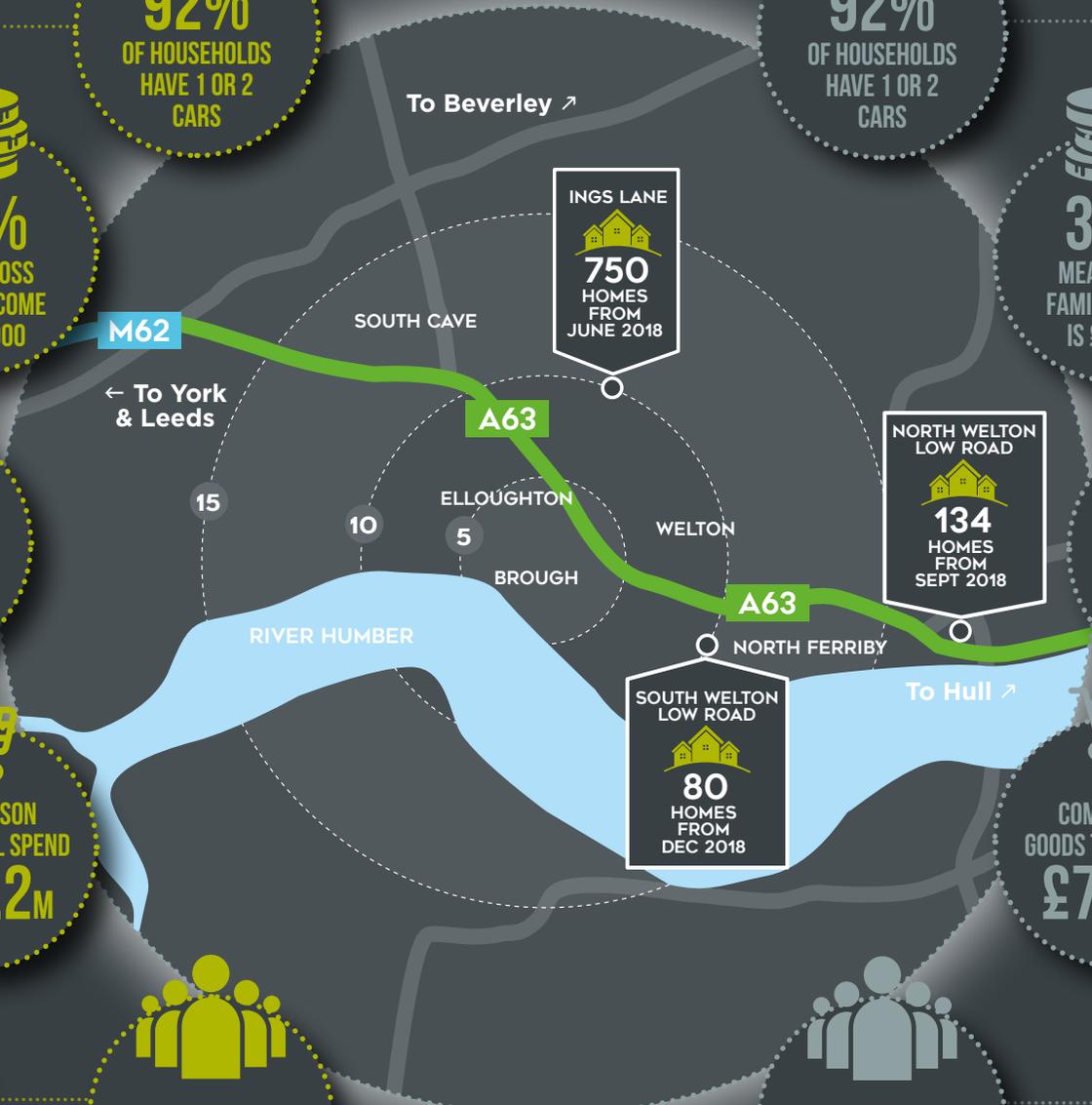
BROUGH SOUTH

A63 EAST RIDING HULL HU15 1EN



WITHIN 5 MINS DRIVE TIME

WITHIN 10 MINS DRIVE TIME



Source: CACI

UNITS AVAILABLE FROM 1,500 TO 17,000 SQ FT

UNIT SIZES

	sq ft	sq m
UNIT 1 (can divide)	17,000	1,579
UNIT 2 (can divide)	12,000	1,115
UNIT 3 (can divide)	3,000	279
UNIT 4 (under offer)	20,000	1,858



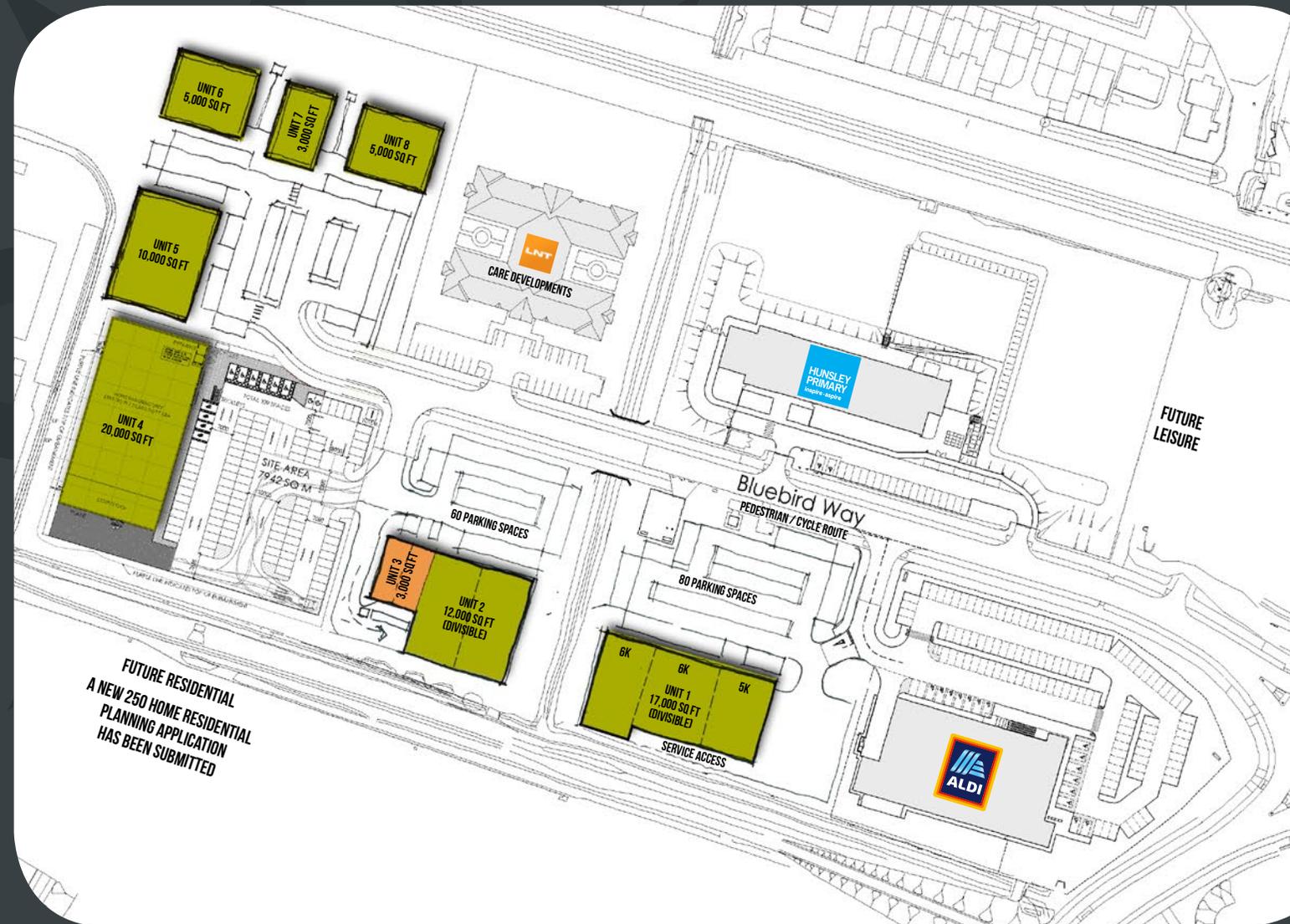
PLANNING

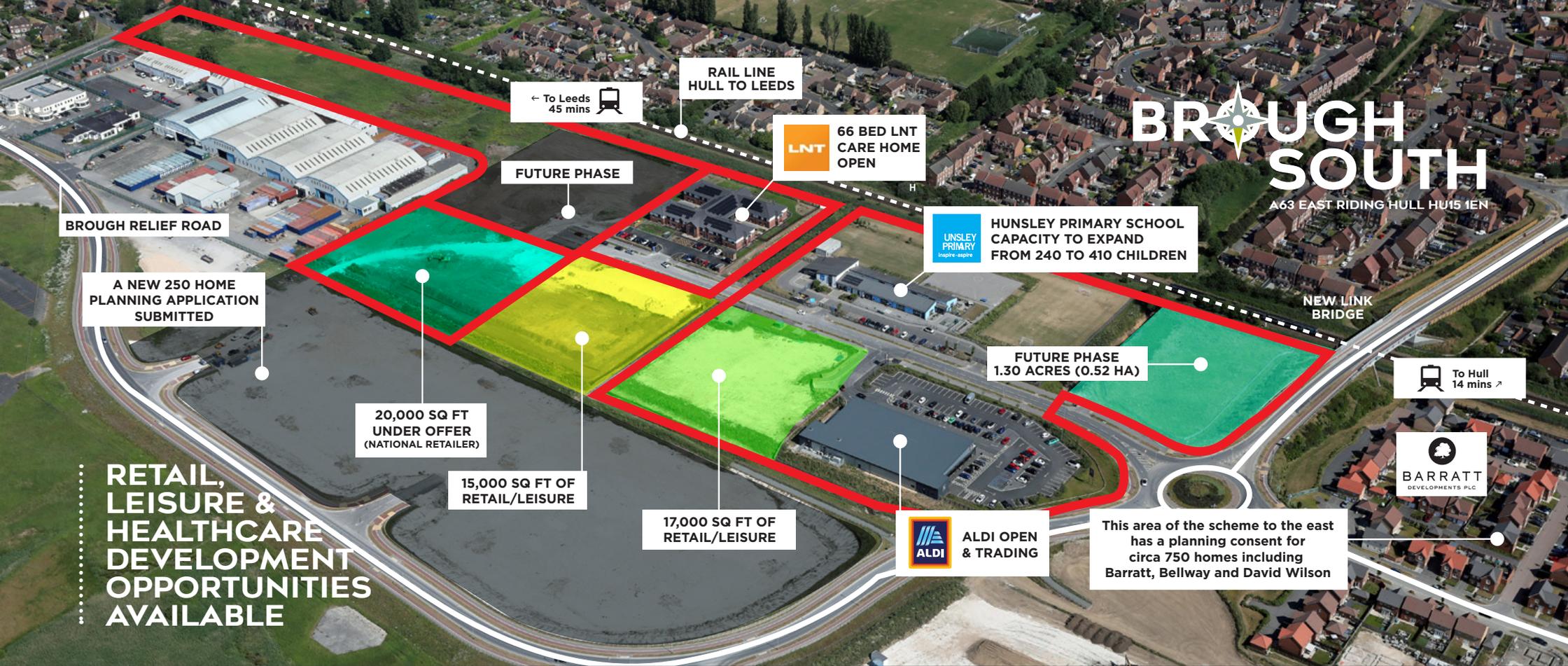
Outlined planning approved for food retail, non food retail, restaurant/drive through, gym, DIY store, Pub, Healthcare and Hotel subject to conditions (Ref DC/15/00916/STVAR/STRAT).



TIMINGS

Freehold - plots available with immediate effect. Leasehold units will be subject to detailed planning and construction.





BROUGH SOUTH

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HEALTHCARE
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AVAILABLE

A DEVELOPMENT
Horncastle

EPC

The proposed units shall be assessed post construction for the purposes of their energy performance rating.

TERMS

Upon application.

ALL ENQUIRIES

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PROPERTY CONSULTANTS

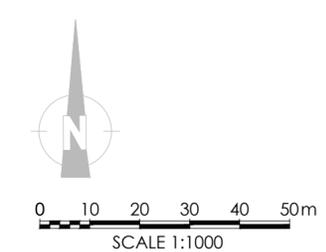
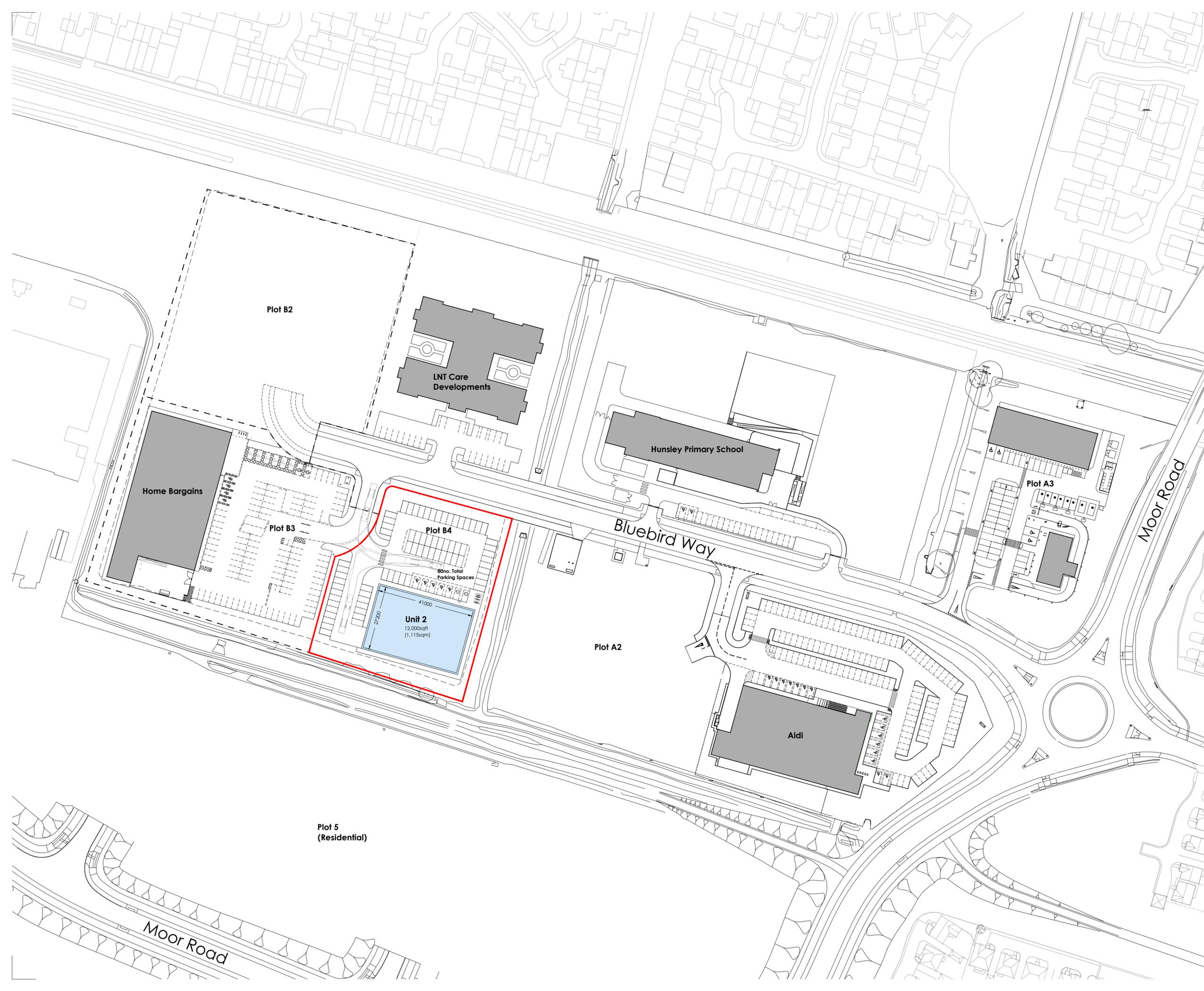
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Rev	Date	Description	Drawn	Chk'd
P01	11.02.26	First Issue	JAI	JMR



THE HARRIS PARTNERSHIP
 Architecture
 Masterplanning
 Interior Design
 www.harrispartnership.com
 Wakefield Manchester Milton Keynes Reading London Harrogate Edinburgh

Client
 Horncastle Group

Project Title
 Proposed Development
 Bluebird Way
 Brough
 East Riding of Yorkshire

Drawing Title
 Proposed Site Plan

Drawn	Checked	Scale @A2	BIM Status	Date
JAI	JMR	1:1000	NA	11/02/2026

Drawing Status	Rev.	THP Project No
Feasibility	P01	13795-8

Project No.	Originator	Volume	Level	Type	Role	Number
13795-8	THPW	00	XX	DR	A	0005