

RESIDENTIAL DEVELOPMENT OPPORTUNITY

# FERENS HALL

HARLAND WAY, COTTINGHAM, HU16 5SE

- Allocation in the East Riding Local Plan for C. 96 dwellings
- Part Brownfield & Greenfield site extending to approximately 10.03 acres (4.06 ha) gross
- Established Residential location within the popular village of Cottingham
- Access to open space and local amenities, together with railway station and regional road network
- Approximately 3.5 miles from the Hull city centre
- Offers are invited on a conditional or unconditional basis by NOON on Thursday 19th February 2026
- Technical & Planning details: <https://savillsglobal.box.com/v/Ferens-Hall-2026>

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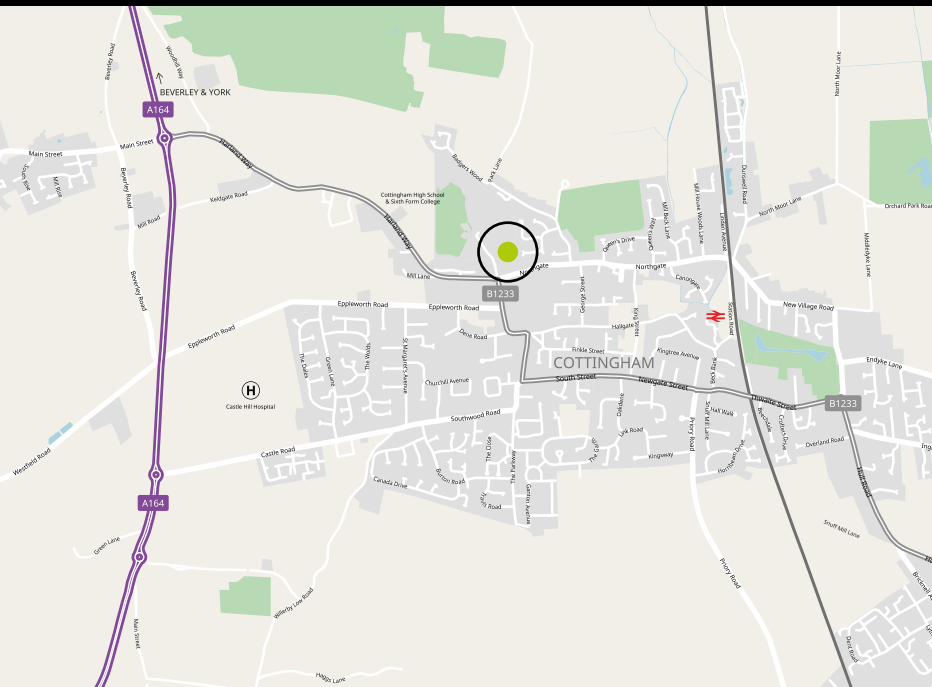
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# LOCATION

The subject site is located to the north of Harland Way / Northgate, in the suburban village of Cottingham in the East Riding of Yorkshire. The site is approximately 3.5 miles north west of Hull city centre and approximately 5 miles south of Beverley.

The site itself is accessed via Harland Way and Northgate to the south. The full range of Cottingham's amenities are within an easy pedestrian and cycle access with a wide range of shops, schools, pubs, restaurants and hospital. Cottingham Railway Station provides a regular service to Hull in the south and Beverley in the north, as well as links to York, Sheffield, Doncaster, Driffield, Bridlington and Scarborough. There is also a direct train to London Kings Cross provided by Hull Trains. The nearby A164 links with the A63 and M62 in the south, which provides access to Leeds and national network.



# DESCRIPTION

The site consists of former student accommodation for the University of Hull in an open and highly attractive parkland setting. The total site area is approximately 10.03 acres (4.06 hectares) gross.

The site is arranged in a broadly rectangular shape, with the primary area for development identified to the north of the site where the Ferens Hall accommodation block stands, together with the northern grassed area and 3 vacant bungalow area. The access is via a long driveway from Northgate to the south of the site. An access right from the main roundabout entrance can be provided if required as this is within the seller's control.

The site is bordered by further former university halls of residence and parkland to the west, called The Lawns, with Cottingham High School & Sixth Form beyond. There are established and attractive residential housing estates to the eastern and northern boundaries.

Ferens Hall itself is of a brick construction over 3 storeys, being arranged in a horse-shoe courtyard arrangement. There are a number of impressive trees on the site that could be used to develop a sympathetic and impressive new build residential scheme. The site's topography is relatively flat across the site.





An aerial photograph showing a residential neighborhood with red-brick houses on the left, a large green field in the center, and a line of trees in the foreground. The field is mostly empty, with some scattered trees and a small white building. The houses are arranged in rows, and the overall scene is captured from a high angle, looking down on the landscape.

## PLANNING

The East Riding Local Plan Update was adopted in April 2025 and covers a plan period of 2020 – 2039. Ferens Hall is allocated for residential development within the adopted Local Plan (site ref COT-D) with an indicative site capacity of 96 dwellings. Affordable Housing requirements for the site are 20% for greenfield areas and 15% for brownfield areas, as per adopted Policy H2. The site is identified within the adopted Neighbourhood Plan for Cottingham - full details can be found on the dataroom and East Riding website.

The site is located outside but adjacent to the Cottingham Conservation Area. The site is located within Flood Zone 1 and is not within the Green Belt. The allocated land area is identified in red on the plan overleaf, comprising approximately 6.01 acres (2.43 ha). The blue area denotes the identified open parkland space, comprising 4.02 acres (1.63 ha). The total sale area comprises approximately 10.03 acres (4.06 ha) gross.



# FURTHER INFORMATION

## Technical Information

The client has instructed a range of technical reports on the site. All planning and technical information, is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Ferens-Hall-2026>

Existing Wayleaves, Easements and Rights of Way. The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

## Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are invited on a conditional and unconditional basis. The deadline for bids is NOON on Thursday 19th February 2026. Bids to be submitted to 'Joshua Franklin' addressed to the 'Savills, 3 Wellington Place, Leeds, LS1 4AP' / [jfranklin@savills.com](mailto:jfranklin@savills.com).

# VIEWING

Viewing of the site is strictly by appointment and can be arranged via Savills or Garness Jones. Should you wish to make an appointment, please contact the joint agents:

Joshua Franklin  
[jfranklin@savills.com](mailto:jfranklin@savills.com)  
07807 999 923

Paul White  
[paul.white@garnessjones.co.uk](mailto:paul.white@garnessjones.co.uk)  
07788 932 741

## Important Notice

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## VAT

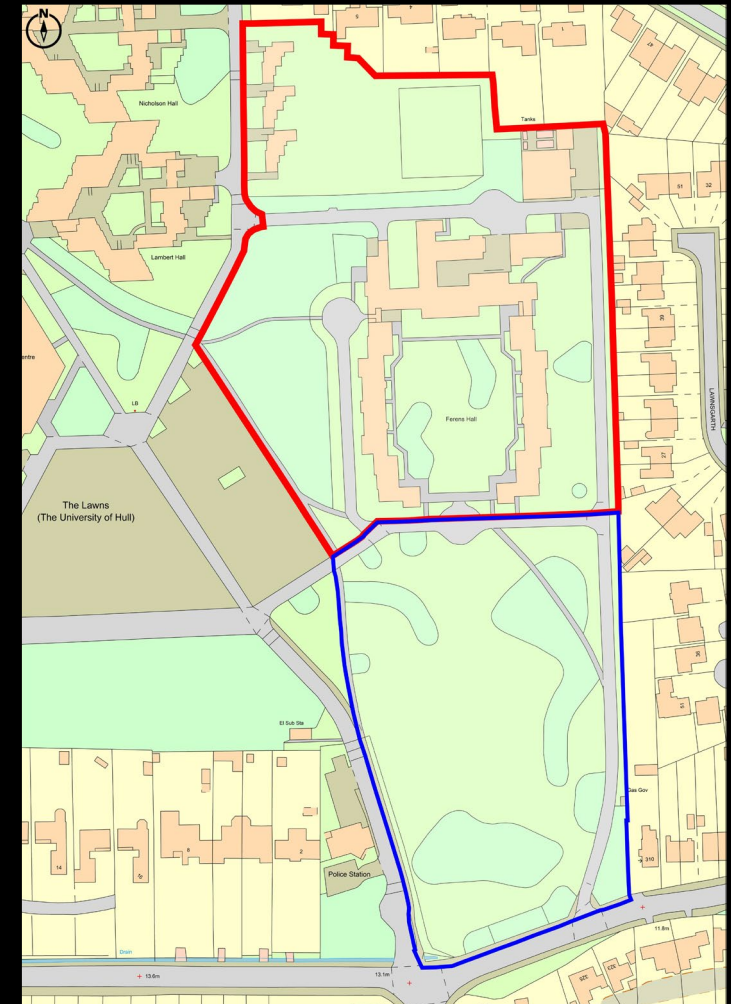
The vendor reserves the right to charge VAT.

## Sale Area:

This plan shows the land for sale identified in red and blue. The allocated land area is outlined in red, comprising approximately 6.01 acres. The blue area denotes the identified open parkland space, comprising 4.02 acres. The total area for sale comprises approximately 10.03 acres (4.06 hectares) gross.

## Compliance Checks:

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.



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