



Kemp Road, Swanland, North Ferriby, East Yorkshire, HU14 3LZ

Price On Application

FINE & COUNTRY

THE MOST EXCITING DEVELOPMENT OPPORTUNITY TO HIT THE OPEN MARKET IN THE LAST HUNDRED YEARS - STANDING IN FIVE ACRES WITH PANORAMIC HUMBER VIEWS

A once in a lifetime opportunity to build what will arguably be one of the most notable residences in the East Riding of Yorkshire. Perched high on Swanland Hill just off Kemp Road with woodland to the rear and panoramic Humber views over its 5 acres to the front. Plans have been drawn up for approximately 5500 sq ft with approval. Offers are invited around the guide price.



Location:

The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.



Planning:

Please note that we are informed by the vendors that the commencement of work has been acknowledged however it may be possible to have the drawings modified to suit your own personal needs, this will require a separate planning application. For full details regarding the planning consent please contact the agents.

Agents Note:

Please note there is an overage covenant on the land, full details available on request.

Services:

The property is connected to the mains electric, drains, sewers and water supply.

Viewings:

Strictly by appointment with the sole agents.

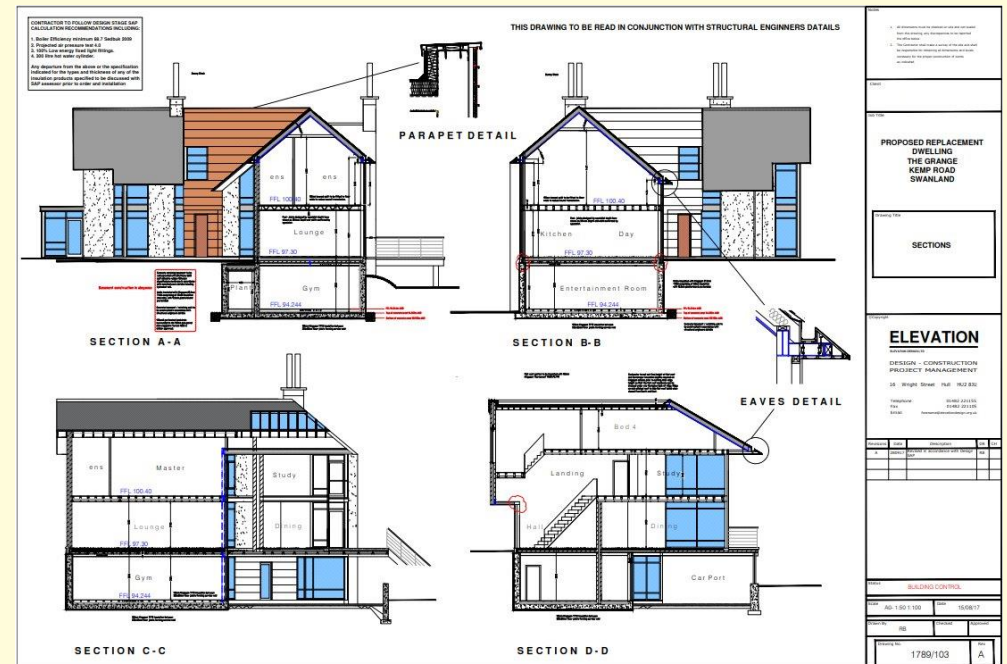
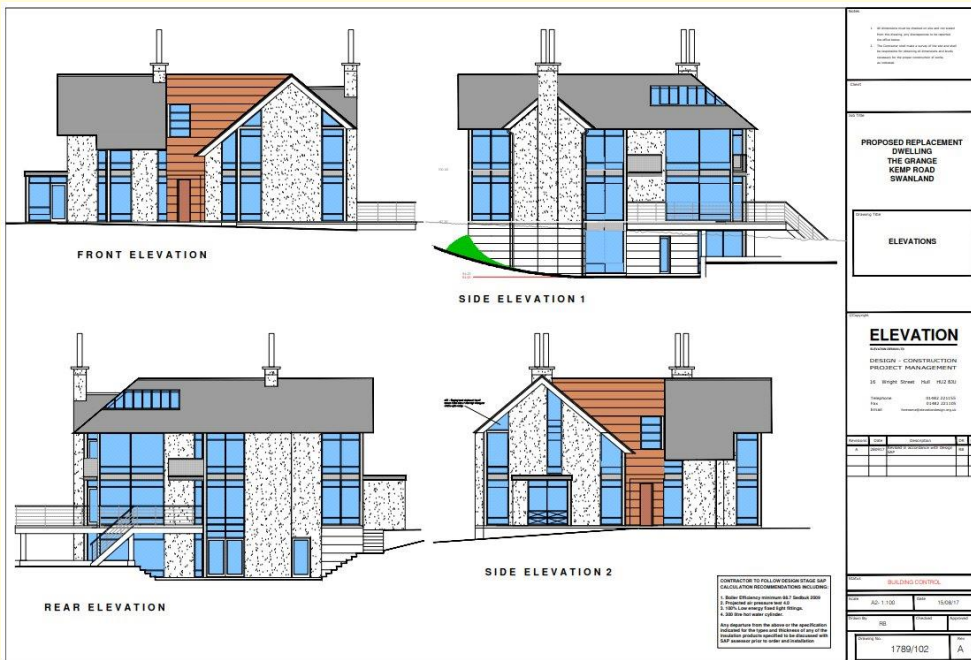
Mortgages:

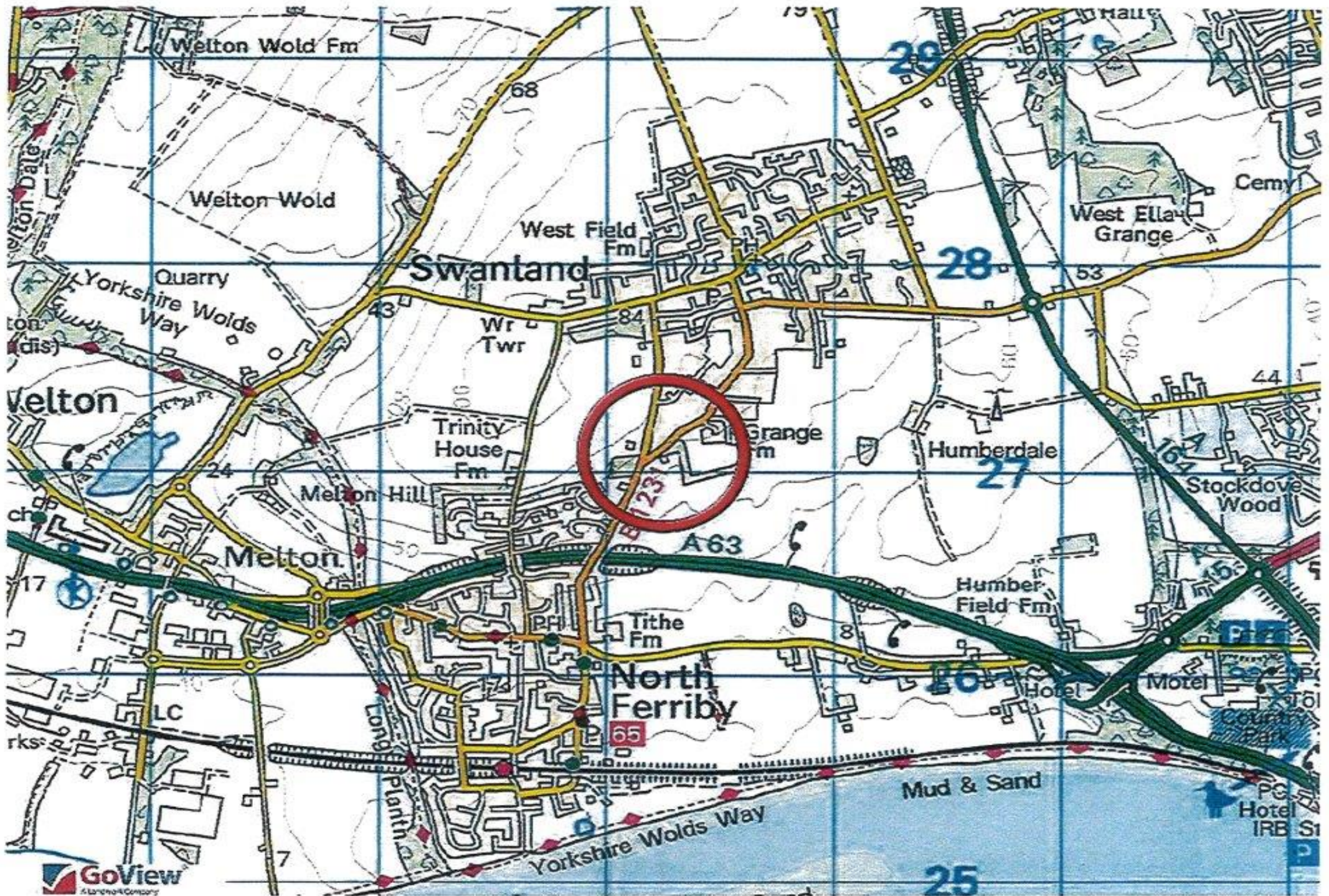
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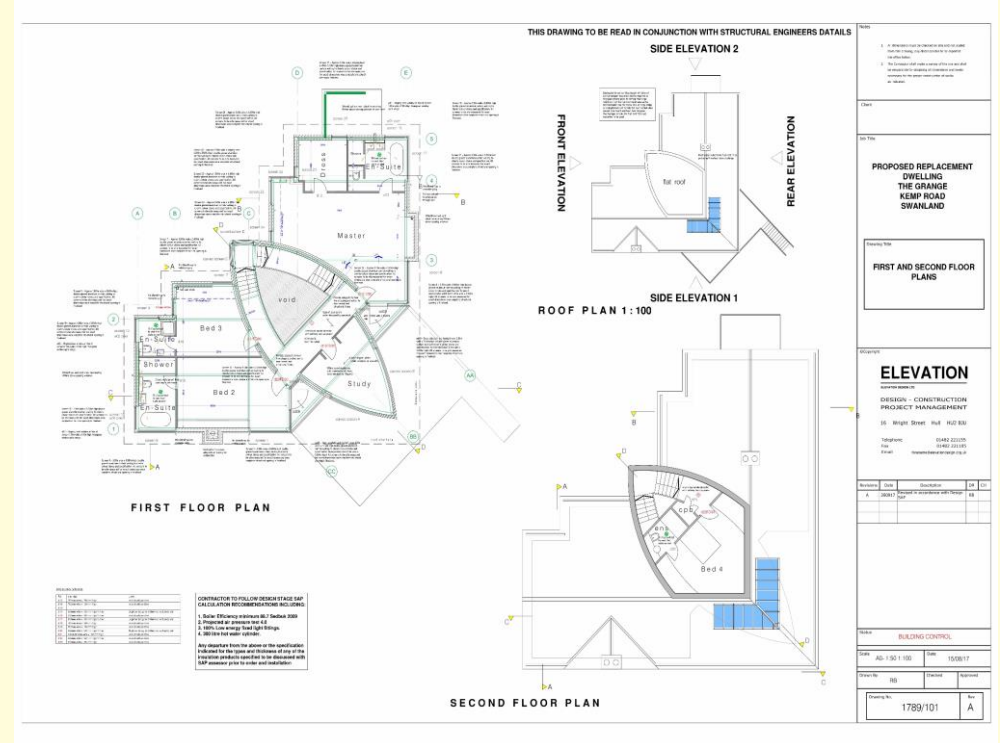
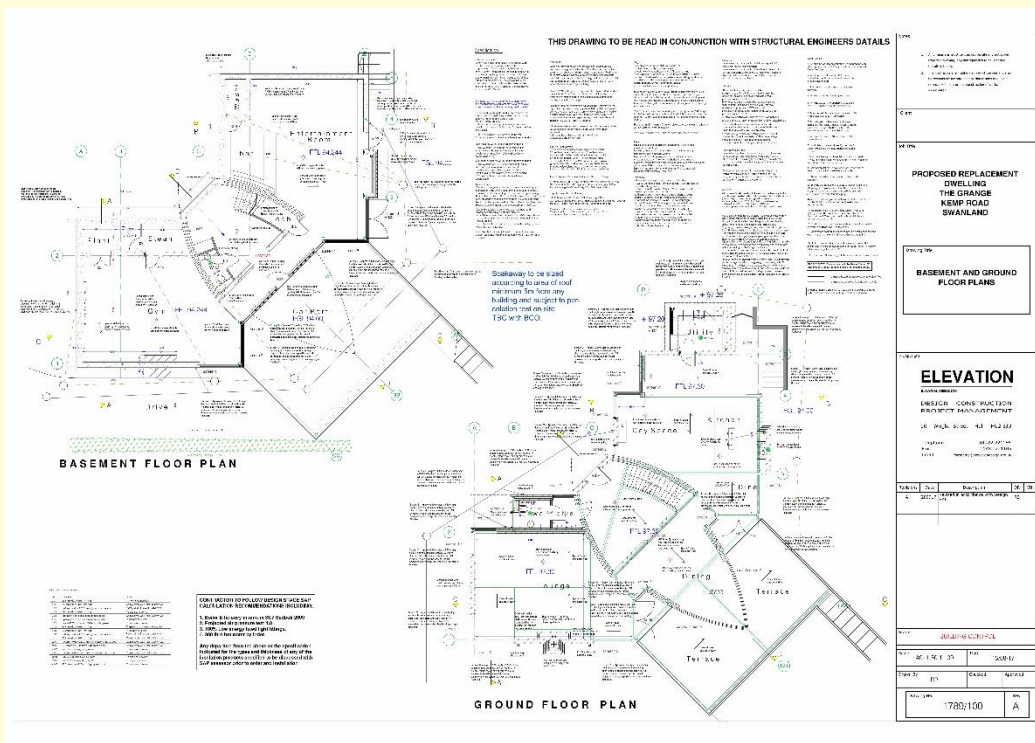
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Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!







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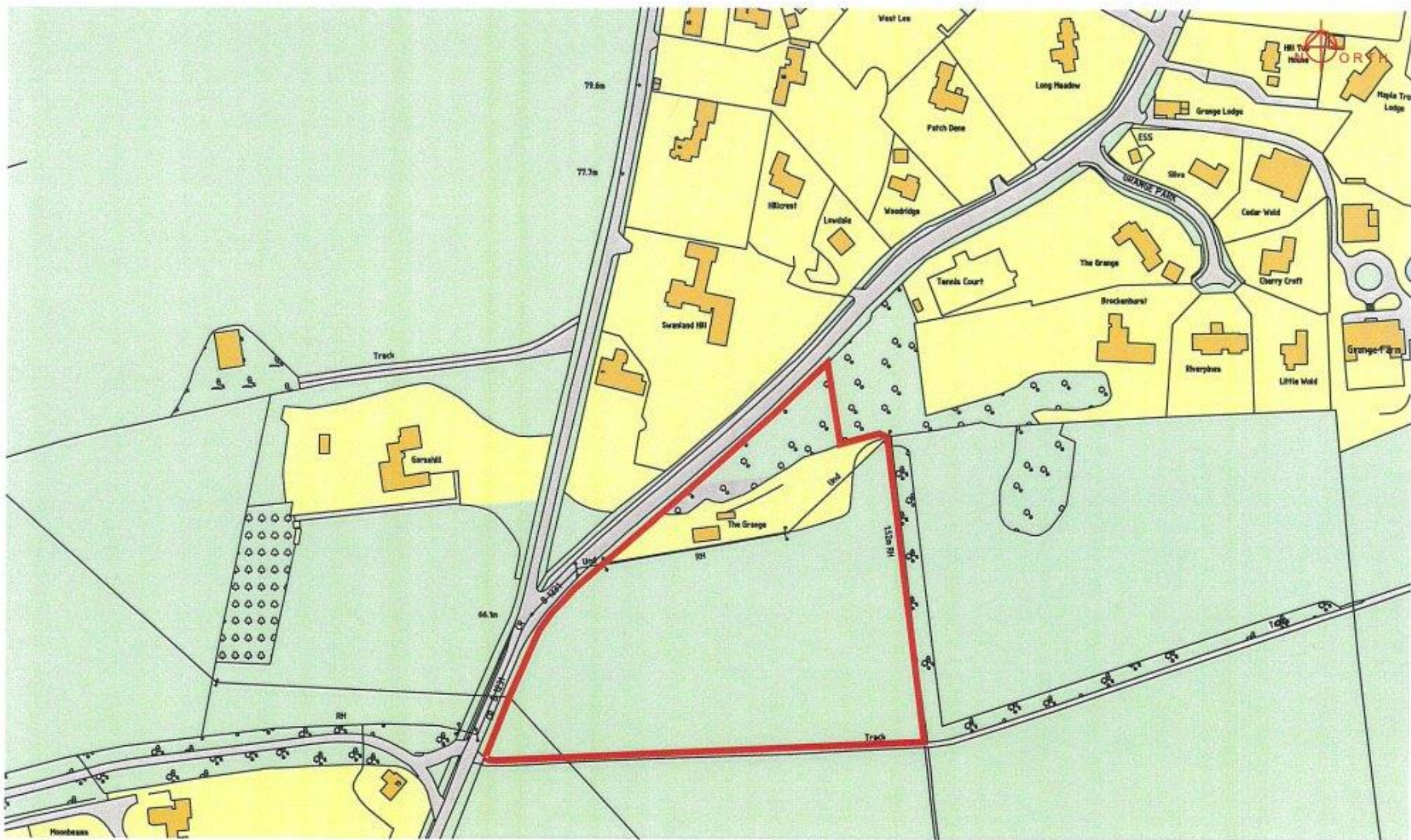
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com





THE GRANGE KEMP ROAD SWANLAND

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ELEVATION

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