

staniford
grays

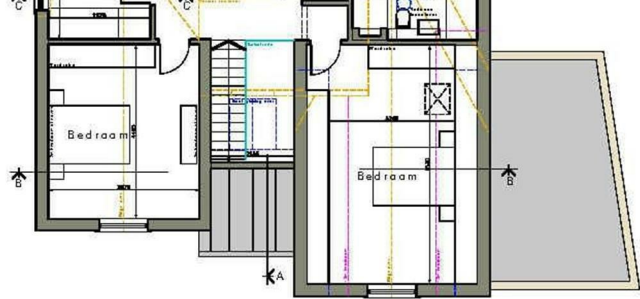


Development Opportunity at 64 South Ella Way, Kirk Ella, HU10

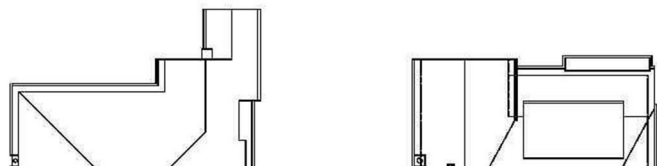
£399,950







Proposed First Floor Plan



Proposed South (Front Elevation)



Proposed West (Side Elevation)



New South Boundary Wall, Railings and Gates (on Section E-E)

SCALE OF METRES - 1:100
0 1 2 3 4 5 6 7 8 9 11 13 15

Client

Job Title

PROPOSED EXTENSION
84, South Ella Way,
Kirk Ella,
HU10 7LS

Drawing Title

PROPOSED FIRST FLOOR PLAN

Innovation
architecture
iA

PROPOSED REDEVELOPMENT

The design of the dwelling is innovative and contemporary with a brick built facade externally and responds to the characteristics of the site and surrounding area. The orientation of the build takes full advantage of the private facing garden.

Internally a versatile and flexible layout has been proposed with an emphasis on open plan reception spaces at ground floor level and potential for a ground floor bedroom. To the first floor, 4 bedrooms (2 with en-suites), and a house bathroom servicing the additional 2 bedrooms.

The dwelling is comprised of a number of elements of both single and two storey height, with a flat roof feature to the double single storey garage.

In-built into the design of the dwelling are sustainable development credentials that will significantly reduce the impact of the dwelling upon the environment, notably in terms of energy efficiency.

Located a short distance away is the Main Street of Swanland village, which includes a wide range of services, including convenience store, post office, village hall and primary school amongst other amenities.

AGENTS NOTE

The opportunity available relates to the purchase of the existing dwelling with a full planning permission in place for redevelopment. All improvement and development works are to be undertaken by the purchasers.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk www.onthemarket.com

All information checked on site and on ground from this drawing, any discrepancies to be reported to the Contractor at the time of the site visit and not to be used for construction or planning purposes. Responsibility for proper construction of works is on the Contractor.

Please note that this drawing is a CONTRACT DOCUMENT and shall be used for the purpose of the contract. It is not to be used for any other purpose without the written consent of Innovation Architecture Ltd.

Customer Ref: 10000000

Client

Job Title

PROPOSED EXTENSION
84, South Ella Way,
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HU10 7LS

Drawing Title

PROPOSED SOUTH (FRONT & WEST (SIDE) ELEVATIONS

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Issued for information only
11th November 2022
11th November 2022
11th November 2022

Revised	Date	Description	By	CHK
A	10/11/2022	Client amendments	HT	
B	20/11/2022	Boundary amendments	EM	

Scale

PLANNING

Date: 10/11/2022 Date: 10/11/2022

Drawn by	HT	Checked	Approved
Drawn by	HT		

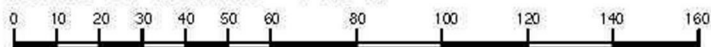
Scale 1:100

7/8/2017



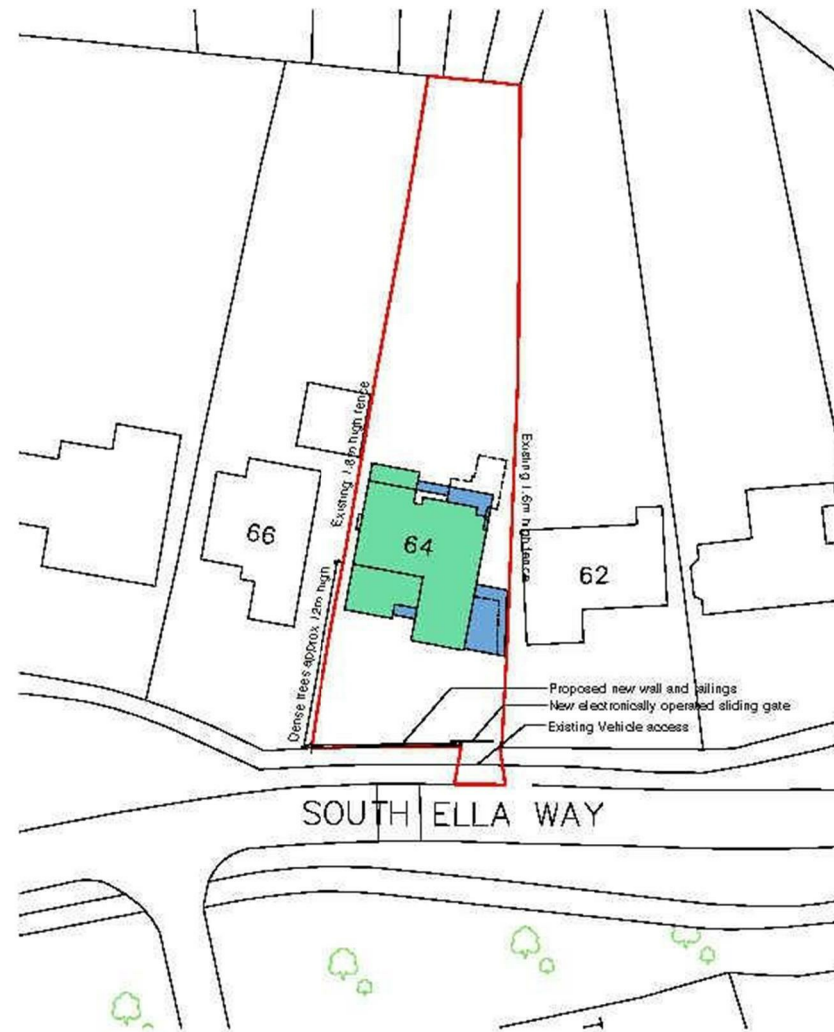
Location Plan
Scale 1:1250

SCALE OF METRES - 1:1250



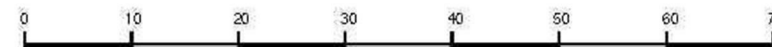
- Proposed first floor extension
- Proposed single storey extension

--- Dashed lines indicating existing elements to be removed



Block Plan
Scale 1:500

SCALE OF METRES - 1:500



Notes

All dimensions must be checked on site and not scaled from this drawing, any discrepancies to be reported

The Contractor shall make a survey of the site and shall be responsible for obtaining all dimensions and levels necessary for the proper construction of works as indicated.

Please note that this drawing is COPY RIGHT and shall not be used or copied for purposes unauthorised by Innovation Architecture Ltd.

Ordinance Survey - 100059706

Client

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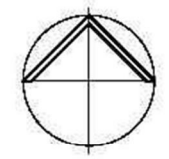
LOCATION & BLOCK
PLAN

Innovation
architecture



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Revisions	Date	Description	DR	CH
A	22.02.23	Revised for planning	RL	
B	26.04.23	New access revised	HT	
C	27.04.23	Proposed access omitted	HT	



Status

PLANNING

Scale: A3 - 1:1250 / 1:500 Date: 13/01/23

Drawn By: EM Checked: Approved

Drawing No: 798/LP01 Rev: C

Floor Plans



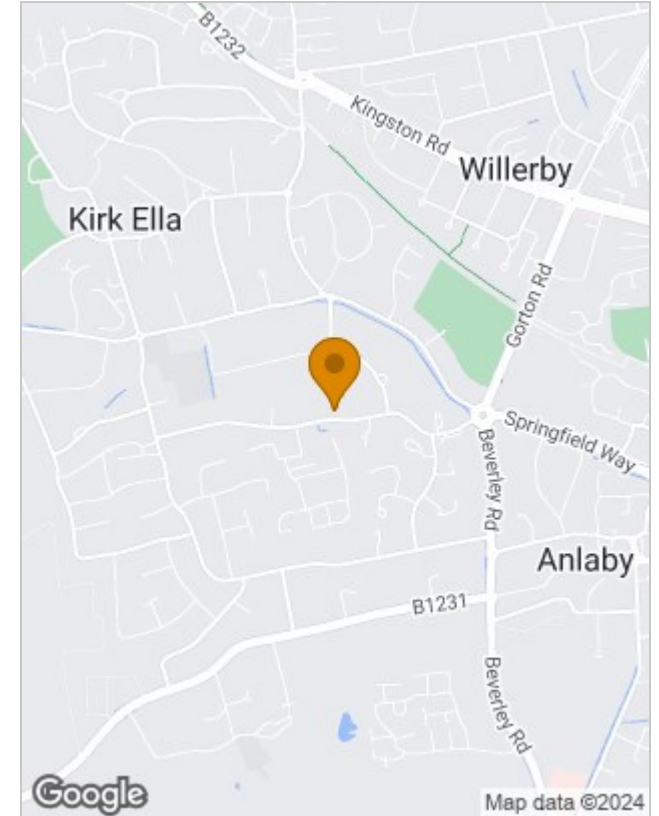
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
 Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

