

staniford
grays



125 New Village Road, Cottingham, HU16 4ND

£339,950





125 New Village Road

Cottingham, HU16 4ND

- EQUESTRIAN OPPORTUNITY WITH PADDOCK LAND
- REDEVELOPMENT OPPORTUNITY OF BUNGALOW AND OUTBUILDINGS
- SITE SIZE AROUND 1.85 ACRES (APPROX.)
- 3 BEDROOM DETACHED BUNGALOW
- CONVENIENT COTTIGHAM SETTING
- OVER 1100 SQAURE FET IN SIZE
- NO ONWARD CHAIN
- VIEWING BY APPOINTMENT ONLY

BUNGALOW, COACHHOUSE AND EQUESTRIAN/PADDOCK LAND OPPORTUNITY-

REFURBISHMENT PROJECT WITH HOPE VALUE FOR FUTURE CONVERSION/DEVELOPMENT (SUBJECT TO A PURCHASER OBTAINING THE NECESSARY PERMISSIONS).

Occupying an established 1.80 acre plot(approx.) all interest is invited for this detached dwelling and outbuildings, offering a wealth of potential.

Located a short distance from Cottingham centre within a delightful setting and open paddock views offering an applicant the opportunity to completely re-model the existing living space to their own tastes and requirements.

The versatile arrangement of ground floor living space comprises; Entrance Vestibule leading to a hallway with access to, Formal Lounge, Dining Kitchen, Rear vestibule, W.C., 3 Bedrooms and Family Bathroom.

Expansive rear gardens exist with hope value attributed for the future development of the outbuildings.

Viewing available by appointment only with the sole selling agent Staniford Grays.



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125 NEW VILLAGE ROAD

The property comprises of a unique refurbishment opportunity with an associated coachhouse and outbuildings with further paddock land to the rear. Any enquiries with regards to the viability of further development should be directed to East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA T:01482 393939 [http://www2.eastriding.gov.uk/environment/planning\[1\]and-building-control/planning-disclaimer](http://www2.eastriding.gov.uk/environment/planning[1]and-building-control/planning-disclaimer).

EXTENT OF THE SITE

The site is located on New Village Road, Cottingham with access from the main highway to 125 New Village Road, Cottingham. To the rear of the dwelling, generous hard standing and gardens feature with a further Coachhouse currently used as a store with further garage and detached garage with an inspection pit and equestrian stabling. An expansive paddock extends beyond the village development limits with open countryside beyond with some of the site being located in Floodzone 3. (Please refer Environment Agency mapping).

DETACHED BUNGALOW

ENTRANCE HALL 11'7" x 4'7" (3.55 x 1.40)
with access to reception rooms and inner hallway with storage cupboard. Access via double galzed entrance door.

CLOAKROOM W.C. 6'3" x 3'10" (1.93m x 1.18m)
with low flush W.C. and wash hand basin, privacy window to front.

LOUNGE 18'11" x 10'10" (5.79m x 3.32m)
Generously proportioned throughout in an open plan format with large front facing window and window to side also. Access through to...

DINING/KITCHEN 15'9" x 13'5" (4.82m x 4.11m)
suitably sized to accommodate breakfast table and fitted with a range of shaker style wall and base units with contrasting work surfaces over. Tiling to splash backs and space for free standing white goods. Window to rear outlook and access to rear vestibule.

BEDROOM 1 15'8" x 9'10" (4.80m x 3.0m)
with window to side and rear and fitted wadrobes and of double bedroom proportions.

BEDROOM 2 14'1" x 10'11" (4.30m x 3.33m)
with window to side and of double bedroom proportions.

BEDROOM 3 12'7" x 8'6" (3.84 x 2.60)
with window to side and a good sized third bedroom.



FAMILY BATHROOM 7'3" x 6'5" (2.21m x 1.98m)
with privacy window to side, panel bath with shower over and wash hand basin.

EXTERIOR

DETACHED GARAGE AND INSPECTION PIT 16'10" x 11'5" (5.15m x 3.48m)

COACHHOUSE + GARAGE 54'1" x 14'1" + 9'10" x 14'1" (16.51m x 4.31m + 3m x 4.312m)
Offering full scope for conversion.

PADDOCK LAND

With access from the rear of the dwelling and extending to 1.5 acres in size and of a uniformed shape and level topography.

AGENTS NOTE

The property is currently tenanted with viewing available by appointment only.

SERVICES

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

FIXTURES AND FITTINGS

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

VIEWING

BOTH DWELLINGS ARE OCCUPIED. Access is strictly by appointment with sole selling agents, Staniford Grays. **DO NOT GAIN ACCESS TO SITE WITHOUT ACCOMPANIED ACCESS.**

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

TENURE

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

WEBSITES

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

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.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





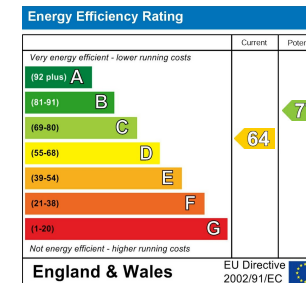
Floor Plans



Location Map



Energy Performance Graph



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.