

staniford
grays



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

Guide Price £375,000





Development Opportunity at 64 South Ella Way Guide Price £375,000

Kirk Ella, HU10 7LS

- FOR SALE VIA TENDER- CLOSING DATE 11/10/24 (NOON)
- POTENTIAL FOR INDIVIDUALLY STYLED HOME
- FOUR BEDROOMS PROPOSED
- FANTASTIC OPPORTUNITY
- MATURE 0.20 ACRE PLOT
- FULL PLANNING PERMISSION GRANTED
- MODERN AND CONTEMPORARY DESIGN
- GENEROUS PLOT
- VIEWING BY APPOINTMENT ONLY
- OPEN DAYS FRIDAY THE 20TH AND 27TH OF SEPTEMBER 14:00-16:00

GUIDE PRICE £375,000-£400,000- RE-DEVELOPMENT OPPORTUNITY FOR AN INDIVIDUALLY DESIGNED HOME WITHIN A PROMINENT STREET SCENE AND ESTABLISHED PLOT SETTING.

FOR SALE BY TENDER -CLOSING DATE; NOON, FRIDAY THE 11TH OF OCTOBER 2024.

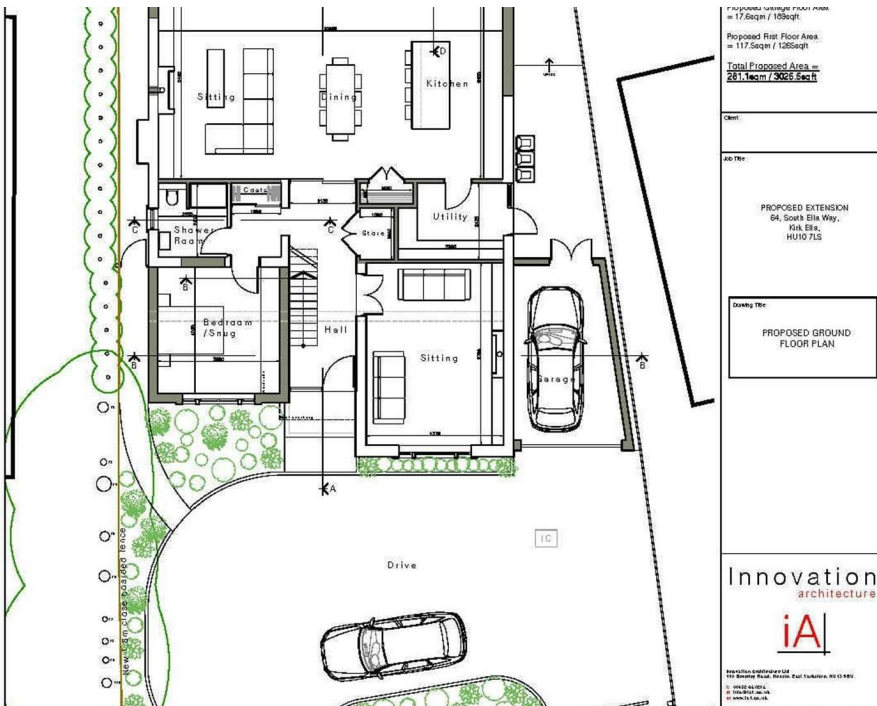
OPEN DAYS - FRIDAY THE 20TH AND 27TH OF SEPTEMBER 14:00-16:00 OR BY APPOINTMENT. ALL PARTIES WELCOME.

Full planning permission has been granted for a substantial detached dwelling in accordance with the terms of the application 23/00621/PLF.

Currently taking the format of an executive detached bungalow, with the potential to create a contemporary designed home. The current dwelling is positioned within a mature plot environment extending to around 0.20 acres in size, a rare opportunity indeed within the immediate location.

Modern design has been at the forefront of the open plan layout, designed and conceived by Innovation Architecture. The full planning approval allows for a 4/5 bedroom dwelling extending to over 2800 square feet in size of versatile living space to include; Reception Hallway, Living Room, Open plan Kitchen/Dining and Dayroom, Utility Room and a flexible Snug/Bedroom 5 with Shower Room provision.

To the first floor, 4 Bedrooms lead from a central landing (2 En-suite provision) and Family Bathroom.



DEVELOPMENT DETAIL

1. Planning approval notice
2. CGI front
3. CGI rear
4. Location plan
5. Proposed ground floor plan
6. Proposed first floor plan
7. S.W elevations
8. N.E elevations

TENDER PROCESS

The subject property is for sale by tender. The closing date being 12 noon on Friday 11th of September. Any party wishing to make an offer should do so in a sealed envelope clearly marked 'Informal Tender' with the address, 64 SOUTH ELLA WAY, written on the front of the envelope. All bids should be submitted for the attention of Ben Wright, Stanfords Grays Estate Agents, 2 West End Swanland, HU14 3PE. The offer should be clearly identifiable as to what the offer is and any condition under which the offer is made. The vendors will open the offers received with the sole selling agent and the successful party will be informed. The vendors reserve the right to accept the offer which in their opinion is the best offer. The vendors are under no obligation to accept a bid should it not be at an acceptable level to them. The vendors also reserve the right to end the tender process if an acceptable offer is received prior to the closing date. For further tender details please refer to the tender information pack which will be provided upon request.

EXCHANGE AND COMPLETION DATES : Successful applicant to place £5,000 commitment deposit with solicitors upon confirmation of successful bid. Target exchange date within 4 weeks and completion date no later than 8 weeks from instructing solicitors.

EXTENT OF THE SITE

Full planning has been granted for the redevelopment and extension of the current dwelling and garage located at 64 South Ella Way, Kirk Ella.

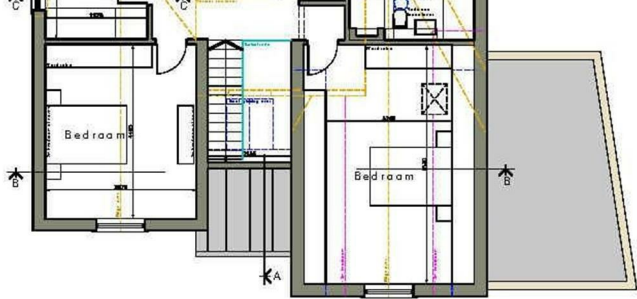
The site lies on the current street scene of South Ella Way and is uniformed in shape and topography. A low level wall borders the front boundary with a large driveway. To the rear a large grassed garden is encompassed by mature trees and planting and consequently offering good levels of both privacy and seclusion.

The plot size measures in the region of 0.20 of an acre.

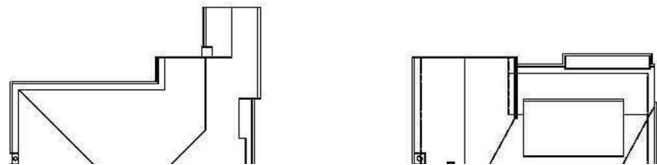
FULL PLANNING PERMISSION

Full planning permission is granted for the redevelopment of the current dwelling comprising of a large detached dwelling with garage in accordance with the terms of the application 23/00621/PLF.

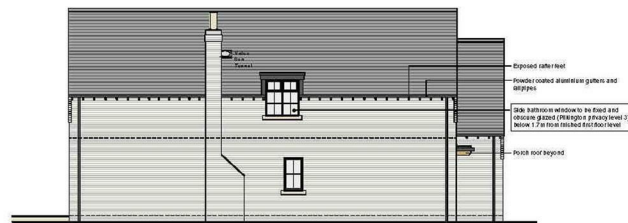
Further details of conditions and requirements can be viewed via the East Riding of Yorkshire Council Public Access. <http://www2.eastriding.gov.uk/environment/planning-and-building-control/planning-disclaimer/> or requested through the sole selling agents Stanfords Grays.



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

All dimensions checked on site and are correct
Run to date, any discrepancies to be reported

The Contractor shall take a copy of this on and act
in accordance with the instructions and terms
conditions for preparation construction of works
as indicated.

Please note that this drawing is NOT FOR CONSTRUCTION
and shall be used for information purposes only.
Unauthorized use is prohibited by Innovation Architecture Ltd.

Customer Reference: 100000000

Client: _____

Job Title: _____

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

Drawing Title:
PROPOSED SOUTH (FRONT) & WEST (SIDE) ELEVATIONS

Innovation
architecture
iA

Issued for construction on:
11th November 2022, 10:00 AM
1: 100% COMPLETE
2: 100% COMPLETE
3: 100% COMPLETE

Revised No.	Date	Description	By	CR
A	10/11/2022	Client amendments	HT	
B	20/11/2022	Boundary amendments	EM	

Scale: **PLANNING**

Date: A3 - 1/100 Date: 10/02/22

Drawn by: HT Checked: Approved:

Drawn by: 7GR/DH/2 No: 12

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.

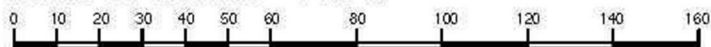
VIEWING
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

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

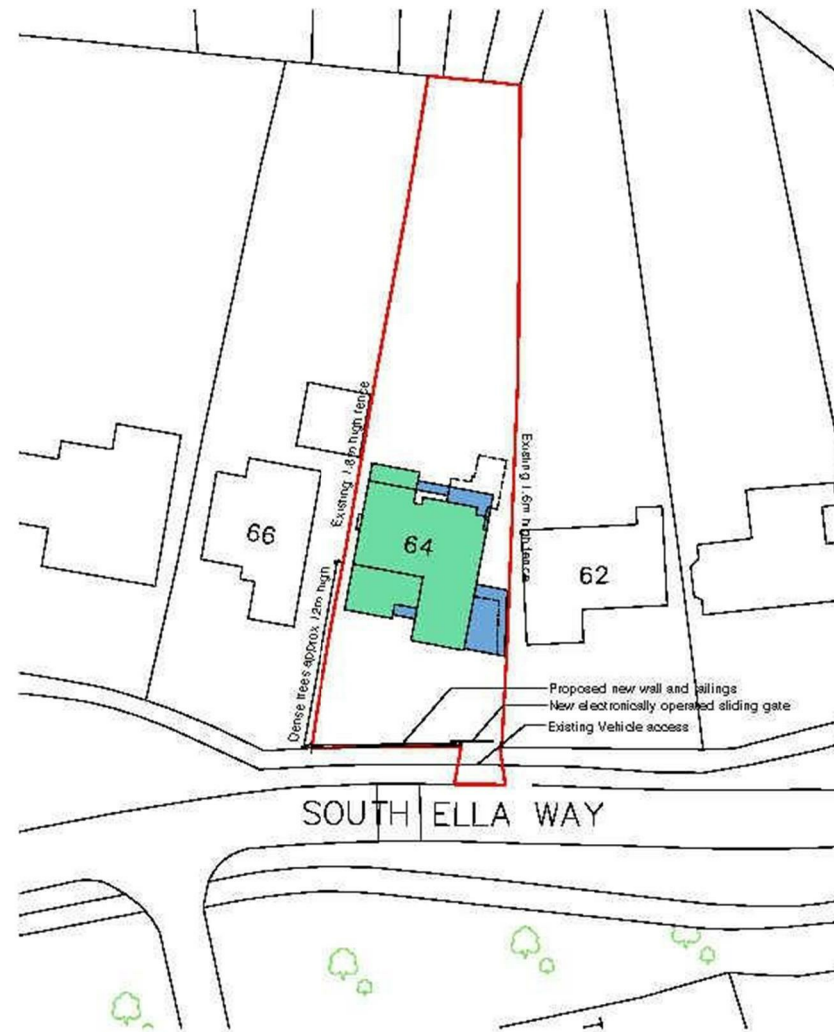


Location Plan
Scale 1:1250

SCALE OF METRES - 1:1250

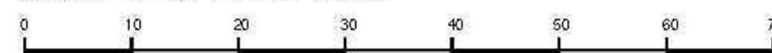


- Proposed first floor extension
- Proposed single storey extension
- Dashed lines indicating existing elements to be removed



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

Job Title

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

Drawing Title

LOCATION & BLOCK
PLAN

Innovation
architecture

iA

Innovation Architecture Ltd
110 Bessley Road, Horsham, East Yorkshire, HU13 9BU
t: 01432 940014
e: info@iast.co.uk
w: www.iast.co.uk

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



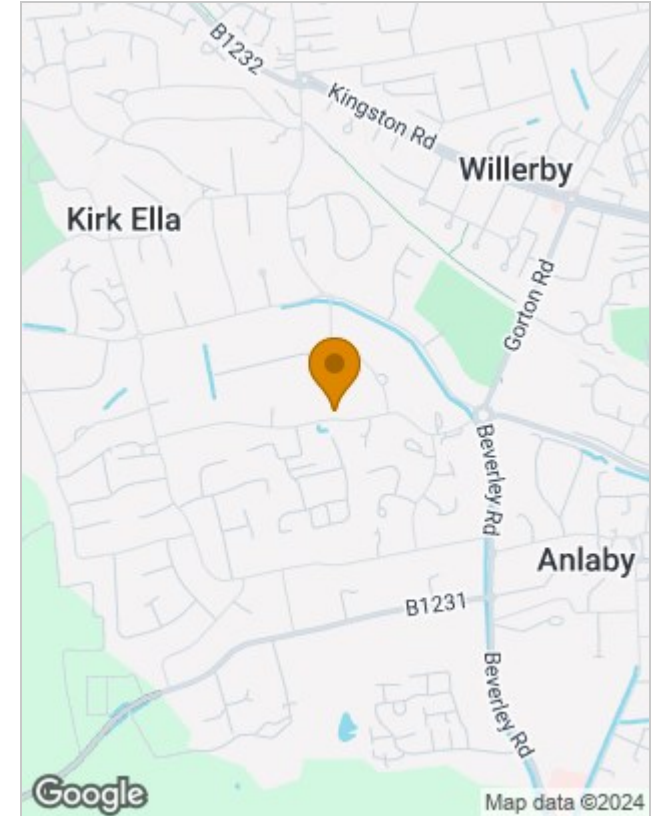
Viewing

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

