

staniford
grays



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

Guide Price £375,000





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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 APPONTMENT ONLY

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.

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

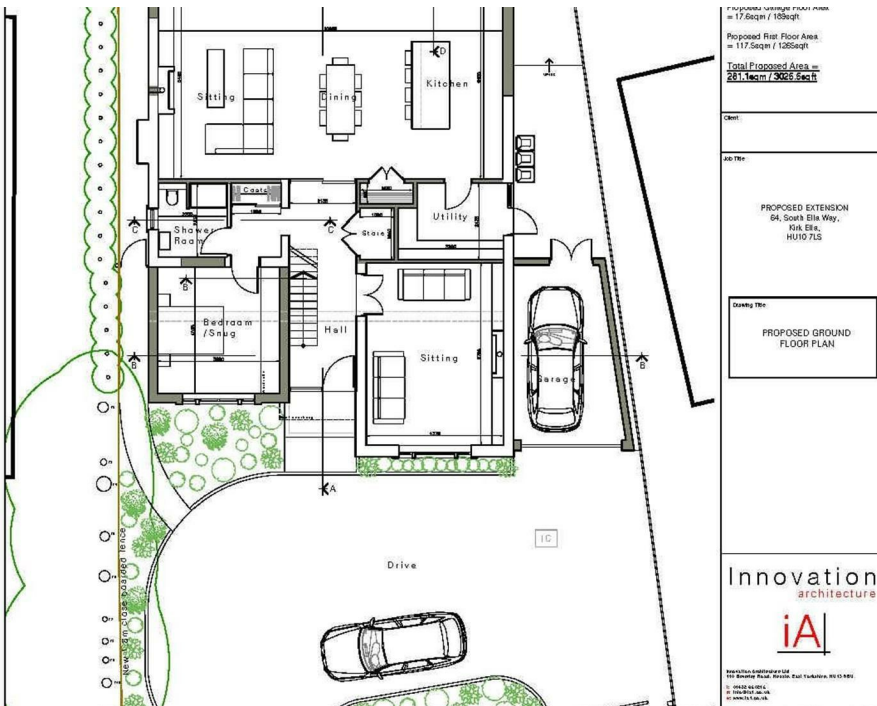
Currently taking the format of an executive detached bungalow, with the potential to create a contemporary designed home. The current dwelling is positioned within a mature plot environment extending to around 0.20 acres in size, a rare opportunity indeed within the immediate location.

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.

Externally the potential exists for a generous and gated parking forecourt, garaging all set within mature and private boundaries.

For a full development pack please contact the sole agents Staniford Grays with viewing by appointment only.



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, Staniford 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

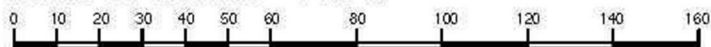
Full planning permission is granted for the redevelopment of the current dwelling comprising of a large detached dwelling with garage in accordance with the terms of the application 23/00621/PLF.

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 Staniford Grays.

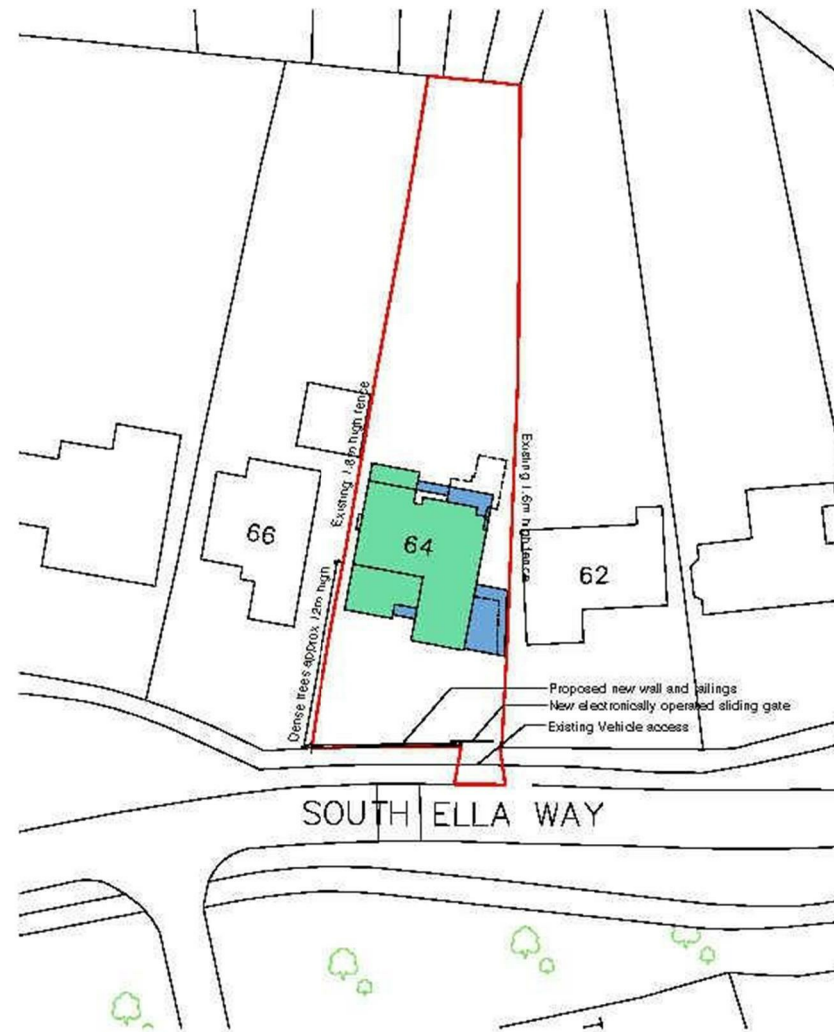


Location Plan
Scale 1:1250

SCALE OF METRES - 1:1250

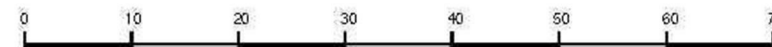


- Proposed first floor extension
- Proposed single storey extension
- Dashed lines indicating existing elements to be removed



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 Boreley Road, Horsham, East Yorkshire, HU13 9BU
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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



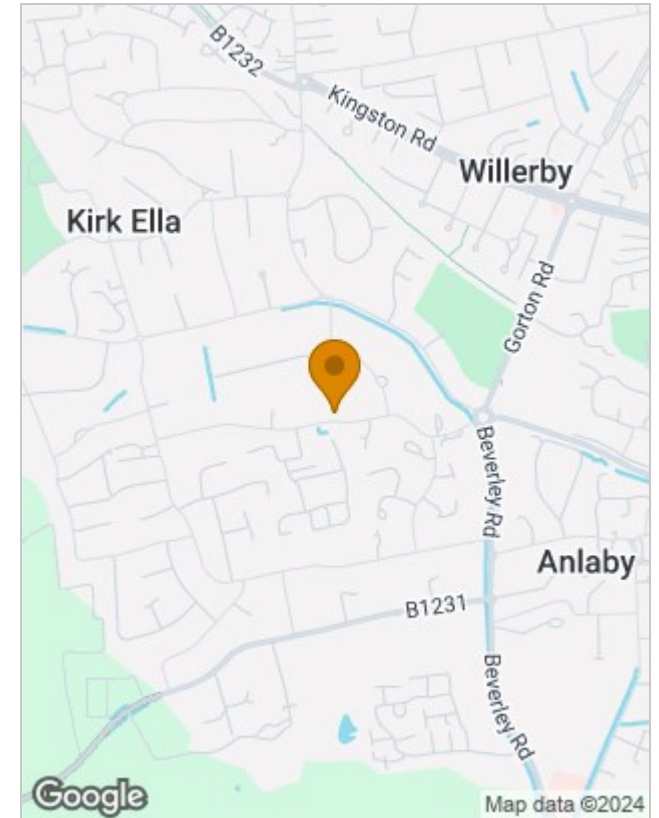
Viewing

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

