

# BUILDING PLOT

*Plot 1, 6, Nunburnholme Avenue, North Ferriby, East Yorks, HU14 3AN*

-  Exclusive Building Plot
-  Foundations Laid
-  For a 3,900 sqft property
-  Plus Double Garage
-  Superlative Design
-  Desirable Setting
-  Small Cul-de-sac
-  A Rare Opportunity

*£375,000*

## INTRODUCTION

A rare opportunity exists to acquire an exclusive building plot within the centre of this highly desirable village. Plot 1, as depicted on the attached site plan, is available to purchase at an asking price of £375,000. Please note that the foundations are laid up to DPC level thus considerable investment has already been made allowing a purchaser the opportunity to build off this base and complete what would be a superlative detached house. The property is designed to cover approximately 3,900sqft over three floors as seen on the attached floorplans. The setting of the plot is particularly attractive being part of what will be a small and exclusive cul-de-sac of only four detached dwellings just off the leafy and sought after street scene of Nunburnholme Avenue. The site is therefore situated in a central location within this highly desirable village and affords views towards the church spire.

## AGENTS NOTE

Please note that a revision to the planning permission permits a change of external materials including bricks, tiles and colour of windows to create a more contemporary aesthetic than that shown in the attached plans and images.

## LOCATION

Nunburnholme Avenue is a highly desirable tree lined street scene within the in centre of this ever popular village. North Ferriby has a good range of local shops including a convenience store. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley in Melton. The land is ideally placed being a short walk from the village's own railway station. Immediate access to the A63 is available which leads to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside airport plus is a westerly direction into the national motorway network.



*SITE LOCATION*



*3D SITE PLAN*



*DOCUMENTS*

The property will be conveyed with all documents and certification where appropriate of works undertaken to date.

PLOT 1

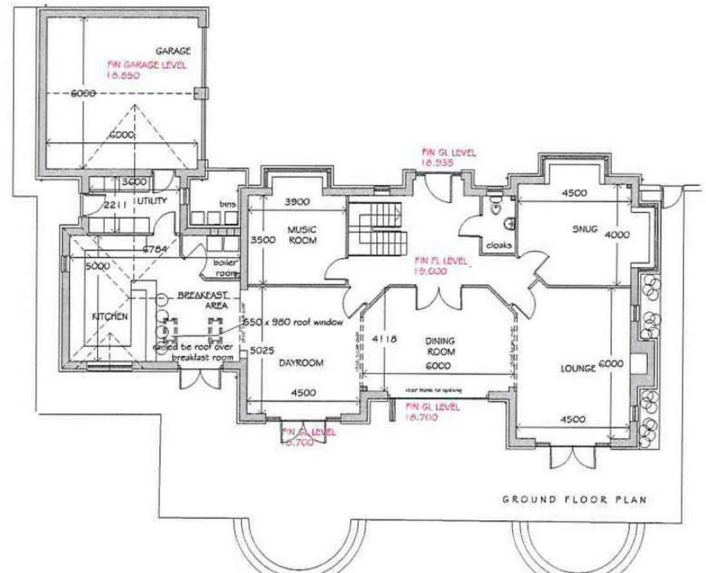


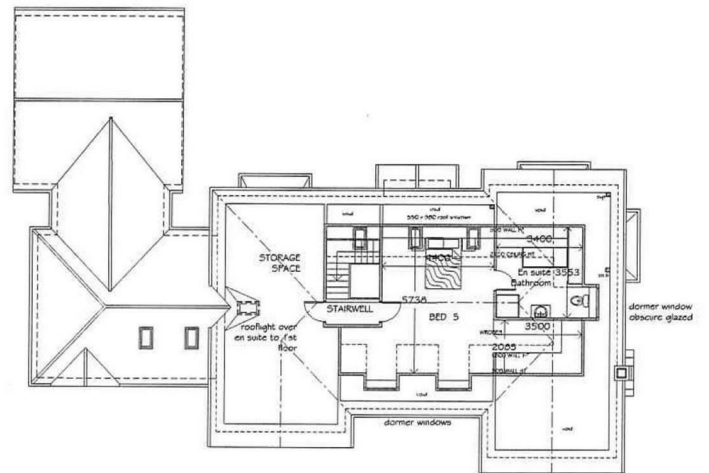
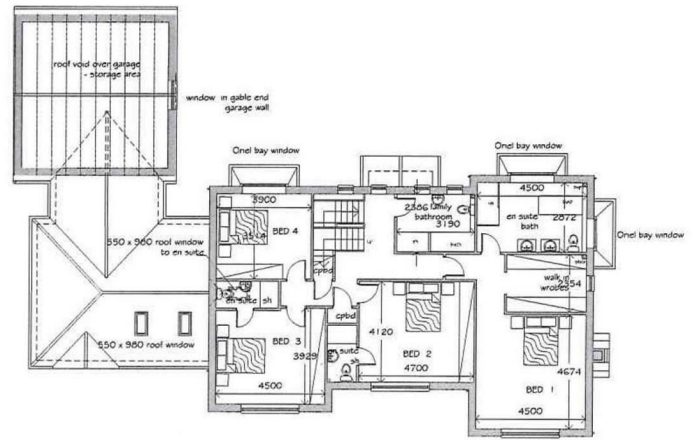
NORTH ELEVATION



SOUTH ELEVATION

PLOT 1 FLOORPLAN





SECOND FLOOR PLAN

INDICATIVE (MIRRORED)



## SERVICES

The seller undertakes to lay services along the private roadway to which the purchaser will be able to connect into.

## AGENTS NOTE

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.


## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	