

# THE VIEW

## TRANBY LANE, SWANLAND

EAST RIDING OF YORKSHIRE, HU14 3ND



- FINAL PLOT AVAILABLE
- OUTSTANDING NEW BUILD
- CREATE YOUR DREAM HOME
- BESPOKE DESIGN SERVICE
- EXCLUSIVE LOCATION
- A RARE OPPORTUNITY

£1,475,000

CHURCH GATE  HOMES

Matthew  
**Limb**  
MOVING HOME



## Introduction

The final plot is now available on The View, a simply stunning and extremely successful development of only 14 properties, some of the most significant luxury new homes to have been built in the region. In collaboration with Church Gate Homes, you can help design your ideal layout and choose your dream specification to create a fabulous bespoke property. With accommodation over two floors, the layout can be configured in a variety of ways to suit individual preferences or needs, examples are depicted on the attached floorplans. This could provide a superb contemporary layout with either a conventional upstairs or a two staircase version which would be ideal should you have older children, regular guests or the requirements of an annexe for multigenerational living. The property will provide the very best of modern living combining cutting edge technology with classical contemporary design providing elegant room sizes and striking finishes. A layout could include upstairs and downstairs bedrooms, gym, balconies and open plan living kitchen spaces, all of which standing within a plot of approx. 0.35 acre.

## Church Gate Homes

Church Gate Homes are luxury home developers who have been designing and building some of the finest contemporary, traditional and avant-garde homes in the region.

With a team of experienced professionals Church Gate Homes will help you turn your dream into reality. "Together with our clients, we strive to achieve new heights and styles. It is for this reason our partnerships have been so successful and rewarding for everyone. Our forward thinking approach, particularly in relation to environmental considerations and emerging architectural trends ensure our homes will stand the test of time.

Church Gate Homes - creating homes entirely to meet your needs, suit your taste and fit your lifestyle.

## Location

Welcome to "The View", an outstanding opportunity to help create the home of your dreams in the picturesque and highly desirable village of Swanland, East Yorkshire.

This delightful spot, at the foot of the Yorkshire Wolds, provides some fine views of the Humber Estuary and Lincolnshire Wolds beyond.

One of the region's most sought after locations, Swanland has an attractive centre where a number of shops can be found including a chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

### Conveniently Situated

Kingston upon Hull - 8 miles  
Beverley - 8 miles  
York - 39 miles  
Lincoln - 41 miles  
Leeds - 53 miles

Intercity rail connections are available from the nearby village of Brough with a travelling time to London Kings Cross of approximately 2 1/2 hours.

## Services

Electricity, water, mains gas, drainage and fast fibre internet are connected to the property.

## Floorplan

NOTE; We attach an example of a possible layout for guidance which could be varied in several ways.

## Photography

### Photograph Disclaimer

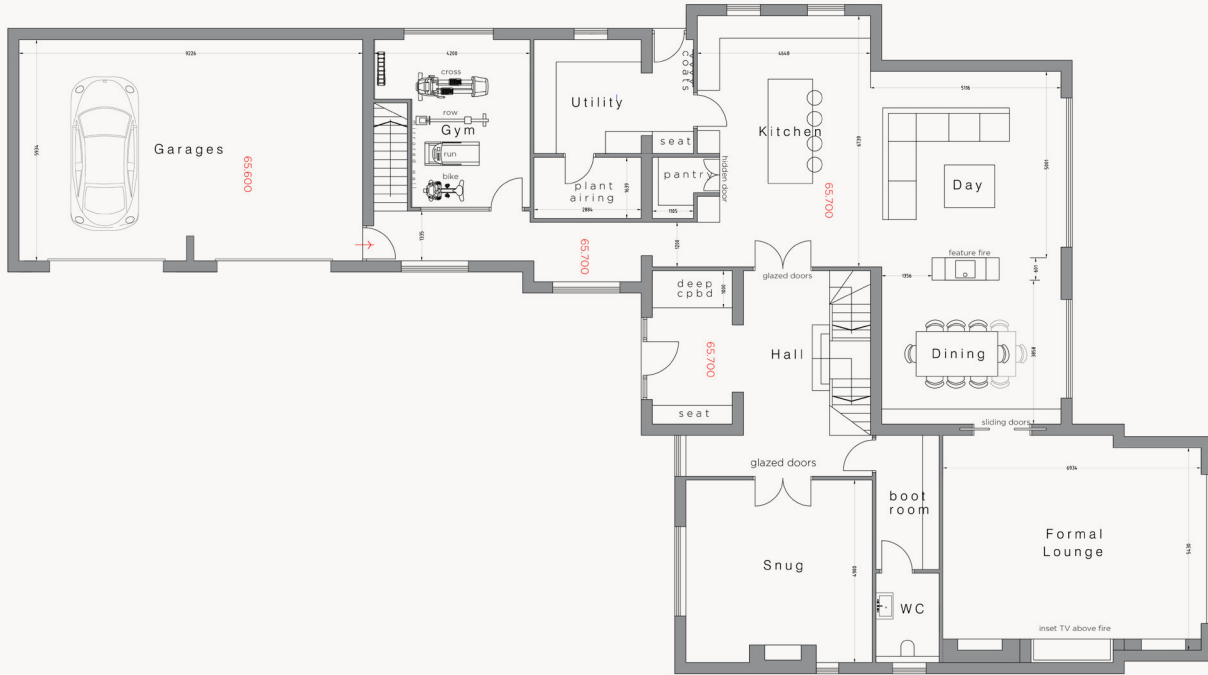
The photographs used in this brochure are of other properties by Church Gate Homes. They are for illustration/guidance purposes only to display the quality of the build. In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## Site Plan

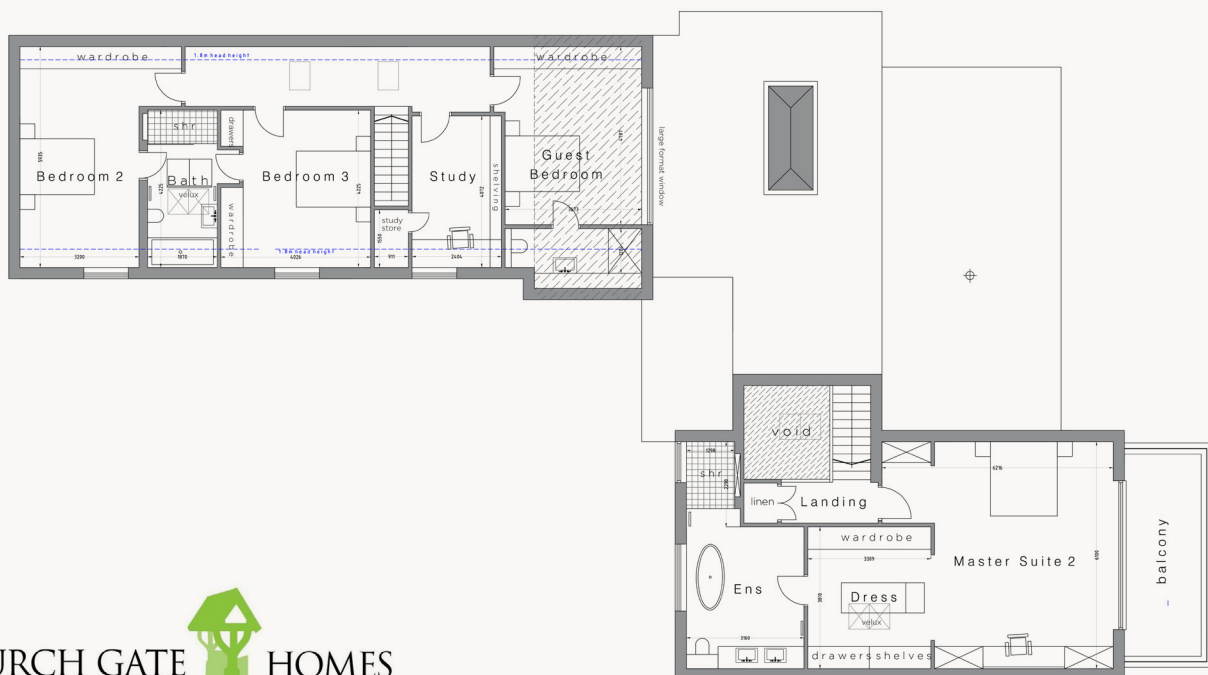


## SCHEME 1

### Proposed Ground Floor

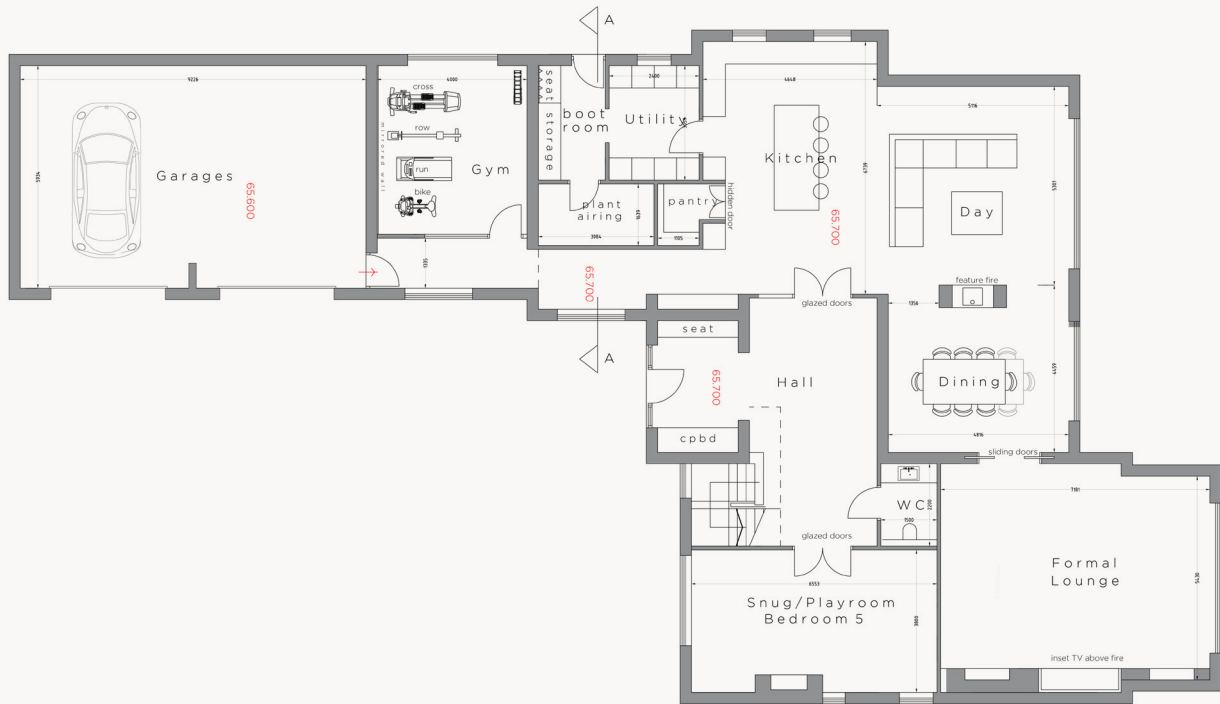


### Proposed First Floor

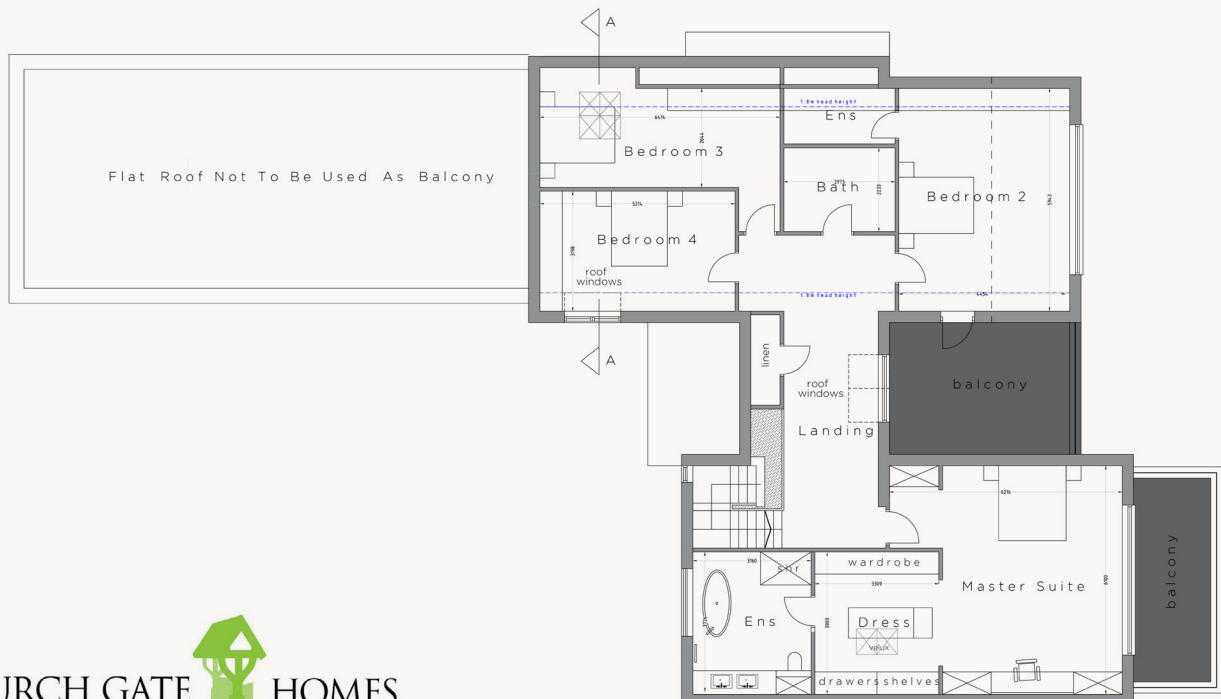


## SCHEME 2

### Proposed Ground Floor



### Proposed First Floor



## Tenure

Freehold

## Viewing

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

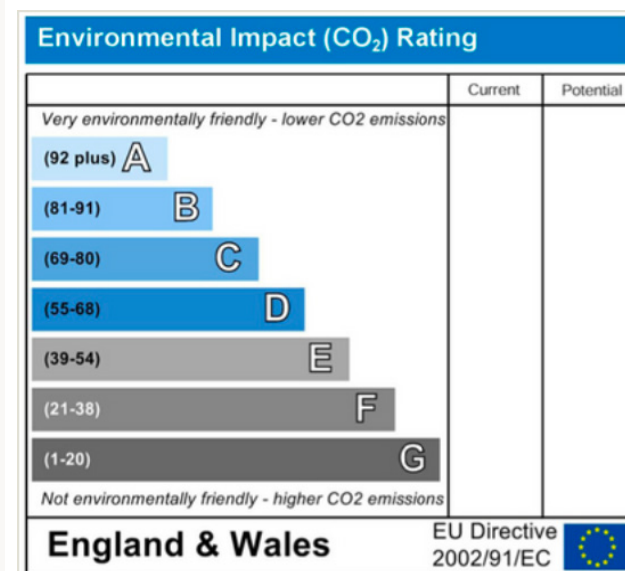
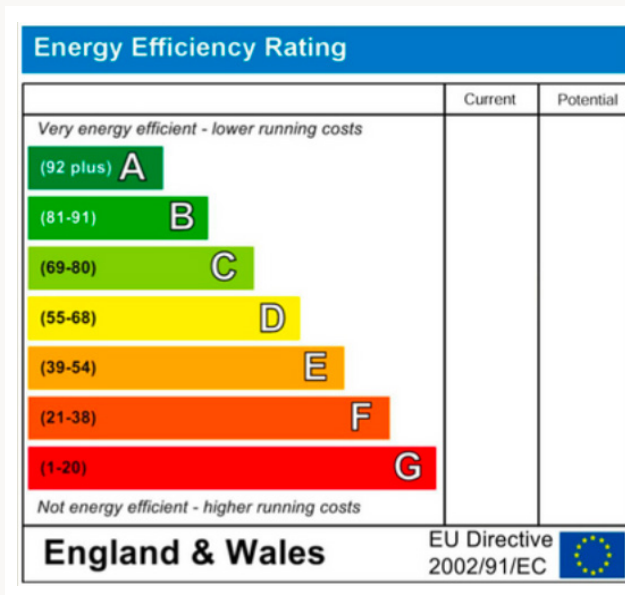
## Agents Notes

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. 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.

## 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 Performance Certificate Prediction



## Drawing Room Example



## Living Kitchen Example





## Living Kitchen Example



## Staircase Example



Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

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