

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*Hillside, 15 New Village Road, Little Weighton, HU20 3XH*

- 📍 Potential Building Plot
- 📍 Or Redevelopment Opportunity
- 📍 Nearly Half an Acre
- 📍 Council Tax Band = E
- 📍 Delightful Location
- 📍 For Sale by Informal Tender
- 📍 Closing Date 18th October 2024
- 📍 Freehold/EPC = C

*Guide Price £350,000*

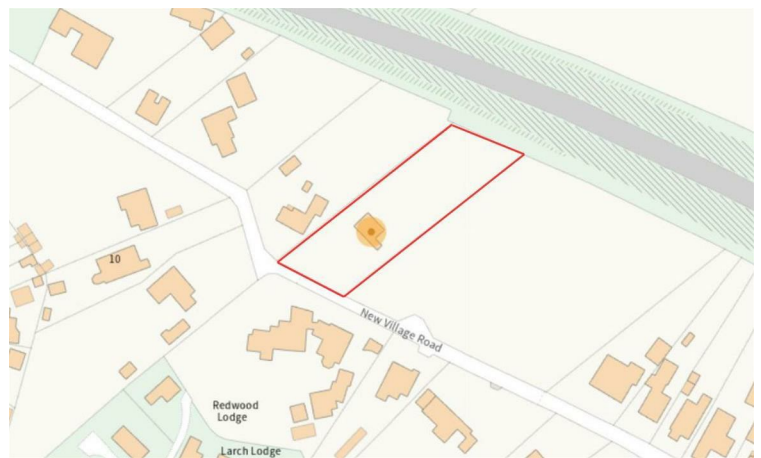
## INTRODUCTION

A great redevelopment opportunity or more likely a potential building plot in a delightful semi rural location. The site extends to approximately 0.47 acres, currently housing a three bed detached property believed to have been built around 1926 which has fallen into some disrepair in recent times. In the agents opinion, given the age and condition of the dwelling, coupled with the size of the plot, it is ideal as a redevelopment/extension project or demolition and rebuilding of a modern spec. house, subject to necessary consents. Overall the site is close to half an acre with a frontage to New Village Road of approximately 27.6 metres (90 feet). The detached two storey house, if to be retained, requires modernisation/renovation and possible extension but does have uPVC double glazing and a recently installed air source heat pump to a wet radiator system. The accommodation is depicted on the attached floorplan and there is also a detached garage. The grounds are predominantly lawned/grassed and at the far end include a number of fruit trees. The property occupies an attractive position part way up New Village Road, a private lane on the whole characterised by individual detached properties. To one side of the site is an open grassed field which contributes to creating a lovely semi rural environment.

## LOCATION

FOR SAT NAV USERS HU20 3XH

The property is located on New Village Road, off Rowley Road, Little Weighton. This popular village has in its centre an attractive duck pond and green, a village shop, a popular public house, a junior school and a nearby vehicle repair garage. There is a regular bus service to Beverley and Hessle. Some 4 miles to the west lies Cottingham which affords an excellent range of shops and amenities with the historic market town of Beverley some 5 miles away, Hull approximately 10 miles distance and the A63/M62 motorway network 5 miles travel.



## ROOMS AND DIMENSIONS

Hall - 15'2" x 6'0" (4.62m x 1.83m) approx.  
Lounge - 13'10" x 12'0" (4.22m x 3.66m) approx.  
Dining - 15'0" x 11'10" (4.57m x 3.61m) approx.  
Kitchen - 9'10" x 8'0" (3.00m x 2.44m) approx.  
Lobby  
W.C.  
Landing  
Bed 1 - 13'10" x 12'0" (4.22m x 3.66m) approx.  
Bed 2 - 15'0" x 12'0" (4.57m x 3.66m) approx.  
Bed 3 - 10'0" x 8'1" (3.05m x 2.46m) approx.  
Bathroom - 8'3" x 6'0" (2.51m x 1.83m) approx.

## ADDITIONAL INFORMATION

The property is not within a conservation area and New Village Road itself is generally characterised by dwellings on larger than average plots. To the east side of the property is an open grassed field and to the north, the now substantially filled railway cutting of the old Hull and Barnsley railway line borders the site.

New Village Road is a private lane cul-de-sac of around 30-35 properties which is maintained by the frontagers who traditionally have contributed on a 'per house' basis over the years to improve and maintain the road which is now tarmaced to a good standard. The area has a generally open feel, providing generous plot sizes to the houses fronting the road.

## TOWN AND COUNTRY PLANNING

The Local Plan governing development in the area is the East Riding Local Plan 2016 which is to be superseded by a Local Plan Review, which is currently awaiting the Planning Inspector's report, following an Examination in Public.

It is not anticipated that the policies in this area will significantly change from those contained within the 2016 Adopted Plan. The New Village Road area is shown as outside the Settlement Limit of Little Weighton and development/re-development is therefore currently governed by policies relating to areas of open countryside.

Policy S4, entitled "Supporting Development in Villages and the Countryside", is contained within the East Riding Local Plan 2016 and an extract of Policy S4 is set out below under the heading "Countryside".

At number Section 2 of C, replacement dwellings are, as a matter of general policy, permitted where proposals respect the intrinsic character of their surroundings. Good design would therefore be important.

Paragraph 4.41 of the Adopted Local Plan states as follows:

"Replacement dwellings will be permitted in the Countryside where their design and character reflects the surrounding area and results in an increase of the usable floor area of the original building, normally by no more than 50% (i.e. the original dwelling as built or as at 1st July 1948, as defined in the General Permitted Development Order). In certain circumstances, a new dwelling of exceptional quality or of truly outstanding innovative design may be supported in line with national planning policy."

Anyone wishing to consider purchase of the plot to re-develop should therefore take professional advice.

## DEVELOPMENT UPLIFT CLAUSE

Whilst it is believed that re-development of the property would be limited to a replacement dwelling in planning terms, a "development uplift clause" will be placed on the sale "clawing back" 50% of any development value gain if any additional dwellings are permitted. (More than one on the site).

## SERVICES

The property is heated with an air source heat pump serving the radiators and it is believed it provides hot water. The property has mains electricity, water and foul drainage.

## TENURE

Freehold Vacant Possession upon completion.

## JOINT AGENTS

We are instructed in this matter as joint agents with Michael Glover LLP Chartered Surveyors.

Globe House, 15 Ladygate, Beverley, East Riding of Yorkshire, HU17 8BH.

Tel: (01482) 863747

Email: [mgllp@mgllp.karoo.co.uk](mailto:mgllp@mgllp.karoo.co.uk)

## INFORMAL TENDER

The property is offered for sale by Informal Tender in accordance with the terms of tender detailed on the attached sheet. The vendor, acting as executor, would prefer an unconditional early sale but it is appreciated that some purchasers may wish to make an offer conditional on the grant of planning permission for a replacement dwelling. Offers may be made on an unconditional basis and/or a conditional basis and, if the latter, the prospective tenderer should set out clearly on what basis the offer is made. It will be feasible for a tender to be lodged on both an unconditional and unconditional basis as long as it is made clear within the tender form. If submitting a tender on a conditional basis, prospective purchasers should set out clearly the scale of the dwelling in terms of its size expressed across two storeys as planning permission may be limited in the scale and form to the size of the existing dwelling plus General Permitted Development Order uplift tolerances.

Best offers are invited for this unique property and ideally should be submitted in writing and placed in a sealed envelope marked "15 NEW VILLAGE ROAD". (An offer form is available to download at the bottom of this page), on or before the closing date or Friday 18th October 2024 - 5:30 pm.

Offers are to be treated confidentially and are 'subject to contract' After the closing date the seller will consider all bids received and will instruct the agent to notify the successful and unsuccessful parties at the earliest opportunity.

Prior to acceptance of an offer, full details of how the purchase is to be funded will be required as will proof of identification of the intending purchaser in order for the selling agent to comply with anti-money laundering regulations and other obligations. The seller reserves the right not to accept the highest or indeed any offer.

1. Tenders should be for a fixed sum in pounds sterling and it is advised that offers should be made for an uneven amount in order to avoid identical tenders.
2. Escalating offers calculated by reference to another party's offer will not be considered.
3. Emailed offers will only be accepted by prior arrangement with the selling agents.
4. Any offer submitted on behalf of a third party will only be accepted on the declaration of the identity and address of that party.
5. The Vendors reserve the right not to accept the highest or indeed any offer that is received. Parties will be notified in writing of the Seller's decision at the earliest opportunity after the tender closing date.
6. It is the responsibility of any intending offeror(s) to satisfy themselves as to the basis upon which an offer is made. The making of any offer upon this property will be taken as an admission by the intending purchaser(s) that he/her/they have received and understood the sales particulars, have inspected the land and made all prudent enquiries and has/have relied solely on his/her/their or his/her/their professional advisers judgement.

Tenders should be submitted to the joint agent:

Michael Glover LLP

Globe House, 15 Ladygate, Beverley, East Riding of Yorkshire, HU17 8BH.

Tel: (01482) 863747

Email: [mgllp@mgllp.karoo.co.uk](mailto:mgllp@mgllp.karoo.co.uk)

## *VIEWINGS*

The plot can be accessed at any reasonable time during daylight hours after first confirming an intention to visit with either of the selling agents, Michael Glover LLP or Limb Estate Agents. A key can then be collected for the property from a nearby neighbour.

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## *AGENTS NOTE*

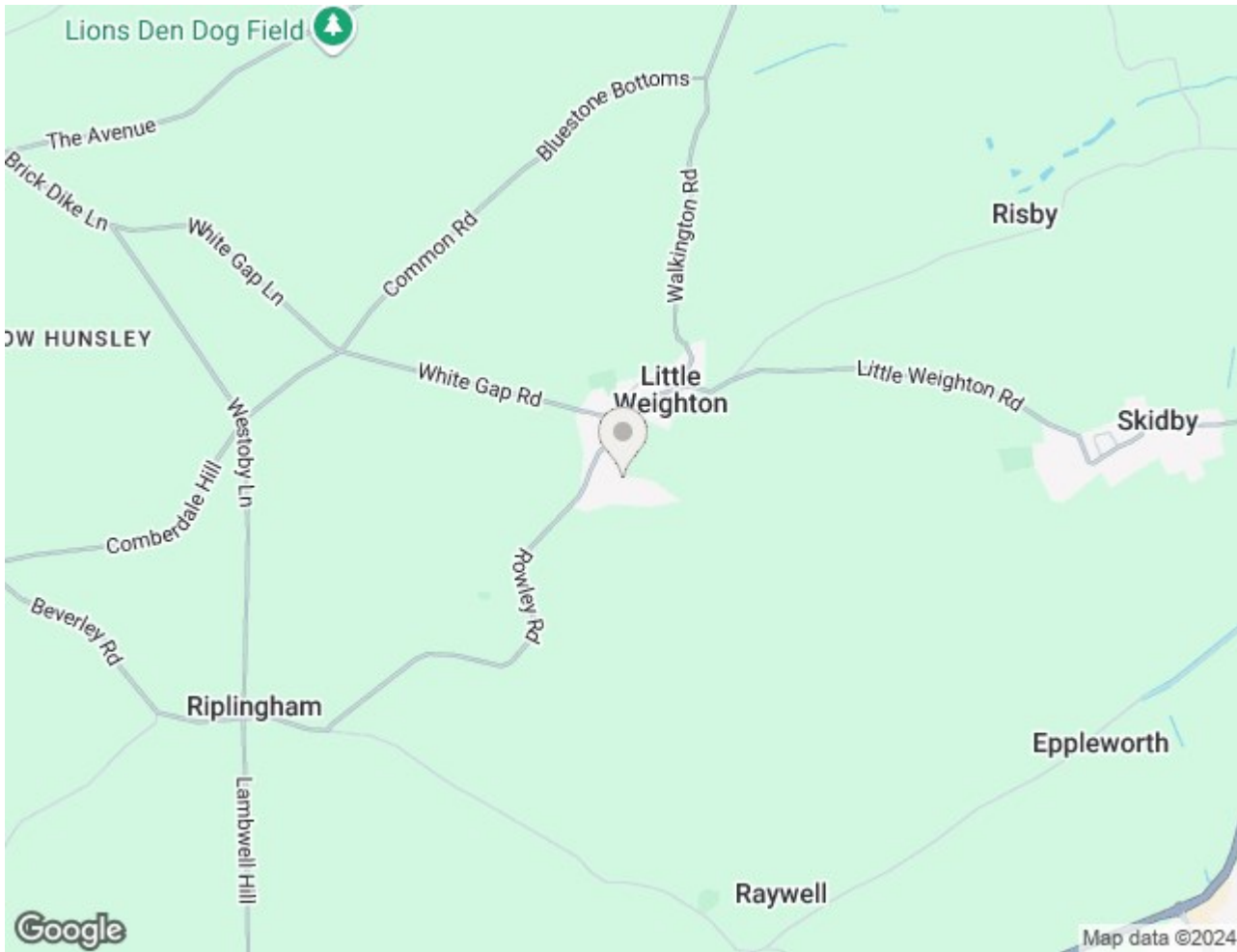
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

## *PHOTOGRAPH DISCLAIMER*

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.

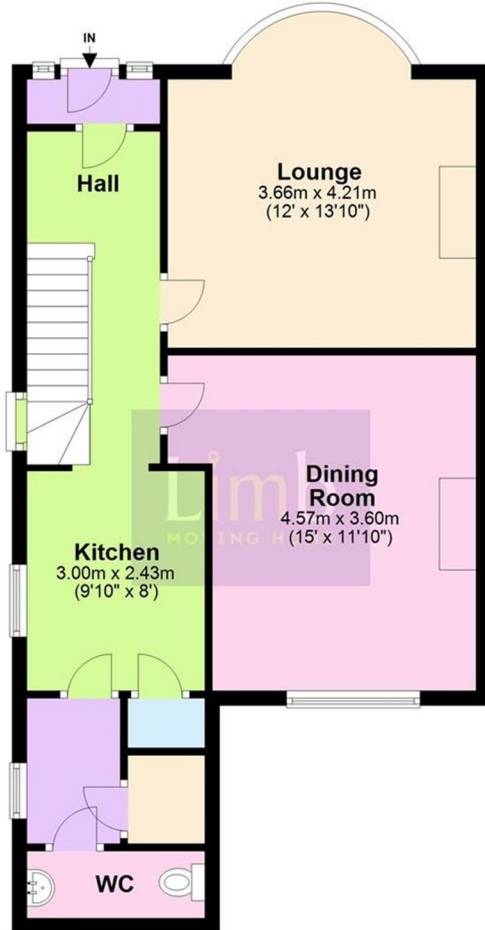
## *VALUATION SERVICE*

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.



### Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



### First Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



Total area: approx. 110.7 sq. metres (1191.0 sq. feet)

