



CHURCH GATE HOMES  
PLOT 10, THE VIEW

*Plot 10 The View, Tranby Lane, Swanland, East Yorkshire, HU14 3ND*

- 📍 Outstanding New Home
- 📍 By Church Gate Homes
- 📍 Superlative Specification
- 📍 The Best of Modern Living

- 📍 Open Plan Living Kitchen
- 📍 4 Bedroom Suites
- 📍 Triple Garaging
- 📍 Exclusive Location

*Guide Price £1,250,000*

## INTRODUCTION

Church Gate Homes are developing a selection of outstanding detached residences with 'The View' set to become one of the regions most desirable addresses. Situated close to Swanland village centre the development comprises only 14 individual homes of distinction, with the very best of modern living combining cutting edge technology with classical contemporary design, creating homes with elegant room sizes and striking finishes.



## THE PROPERTY

Plot 10, The View, is nearing completion and is yet another magnificent property by Church Gate Homes as part of this flagship development. Beautifully appointed and well balanced accommodation affords the very best of modern living with the emphasis on generous proportions and a sumptuous specification. The layout features a splendid central entrance hall with galleried landing above and a fabulous open plan kitchen/dining/day room zone extending across the rear of the house with bi-fold doors opening out to the garden. This will undoubtedly be the heart of the house yet is complemented by two separate reception rooms. There is also a utility room, boot room and two downstairs WCs. Upstairs lie four fantastic bedroom suites, each with their own en-suite facilities plus a dressing room to bedroom 1. Outside, ample parking is available together with a triple garage which will have a fixed staircase up to the loft space above. Gardens will be landscaped to both front and rear.

## OTHER PLOTS AVAILABLE

## LOCATION

Welcome to "The View", in the picturesque and highly desirable village of Swanland, East Yorkshire.

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

Swanland can trace its history back to at least the 13th century. Set upon a hill, surrounded by open countryside at the south east corner of the East Yorkshire Wolds, the village enjoys good transport links, being close to the A63 with access to Hull and the national motorway network. This is a thriving community which benefits from a surprising number of local shops, clubs and facilities. The focal point of the village is the picturesque pond - overlooked by the Swan and Cygnet pub, the village hall, library and Christ Church.

Swanland has a warm and welcoming atmosphere. There are always plenty of village activities going on throughout the year to cater for most tastes and interests. The pre-school is popular and they are regularly rated "outstanding", Swanland primary school attracts families with young children with the village also being in the catchment area for South Hunsley Secondary school. A large playing field, including a children's play area, has facilities for football, cricket and netball. The bowling and tennis club are just two of the local clubs that welcome new members.

The wider area has much to offer - there are culinary delights to be found in many award winning public houses, bistros and restaurants together with superb shopping experiences in nearby towns and cities.

### Conveniently Situated

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

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



## 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. All our new homes come with the NHBC 10 Year warranty".

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



## SERVICES

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

## TENURE

Freehold

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

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

## 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

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.

## 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.

## STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

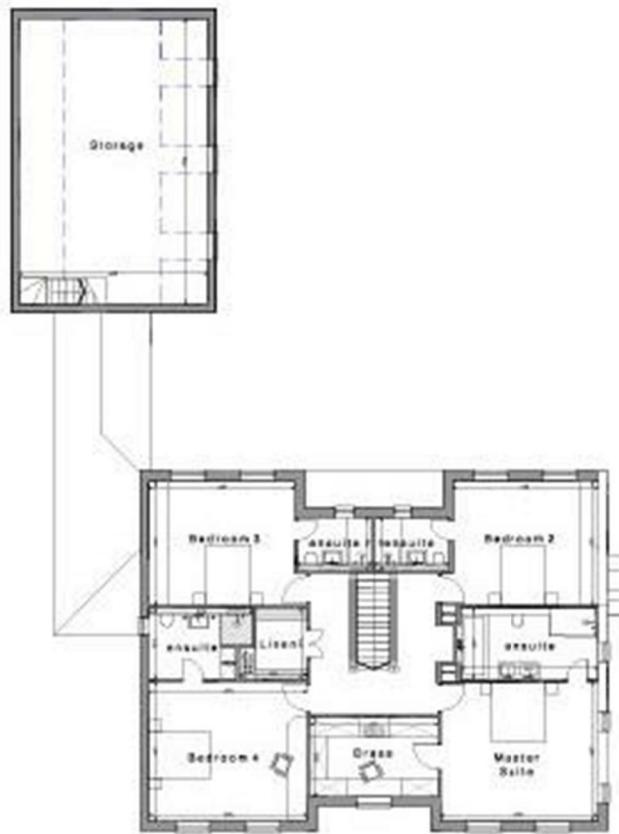
TIME .....DAY/DATE .....

SELLERS NAME(S) .....

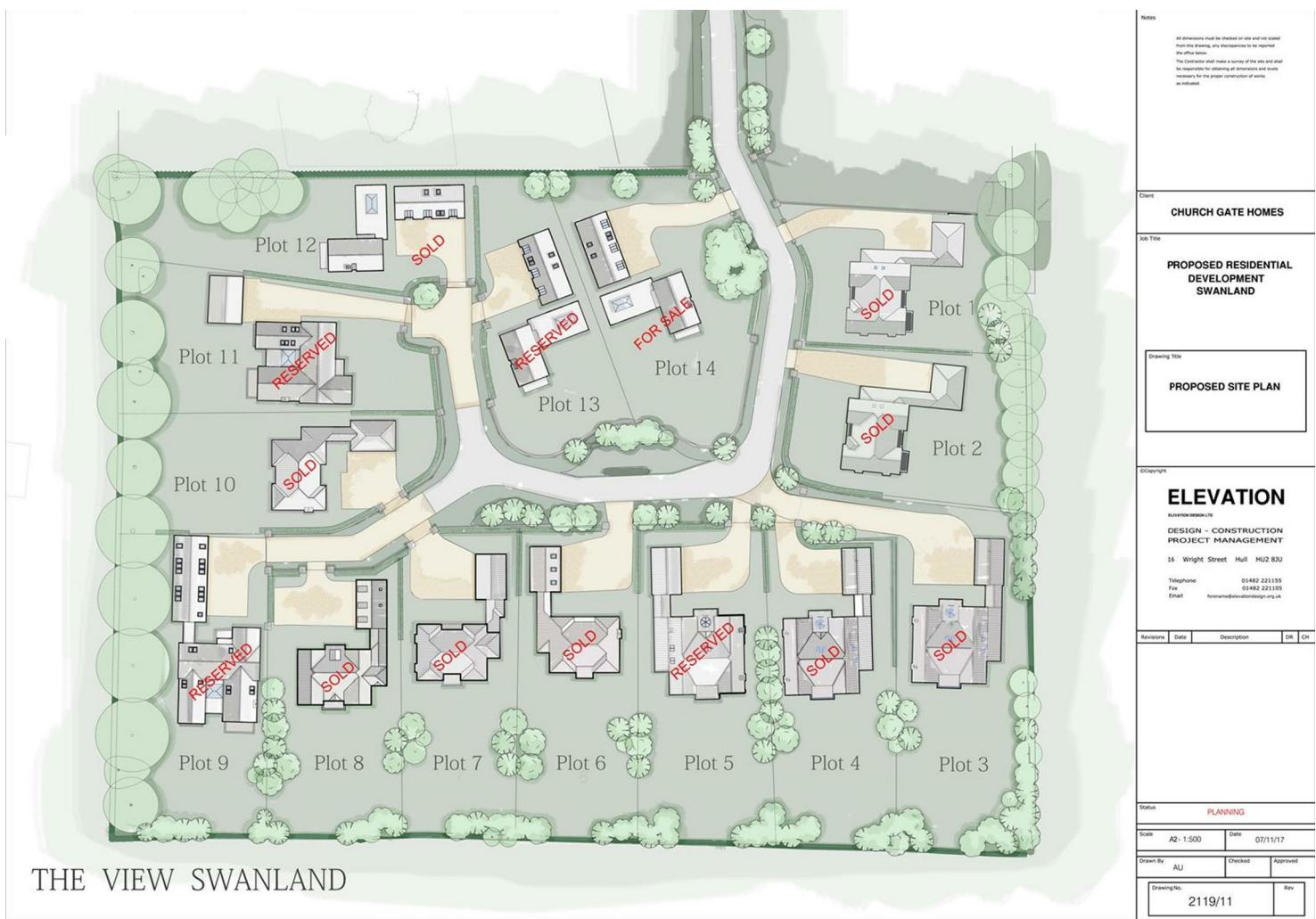




Ground Floor Plan-2000 ft<sup>2</sup>



First Floor Plan-1900 ft<sup>2</sup>



### Energy Efficiency Rating

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