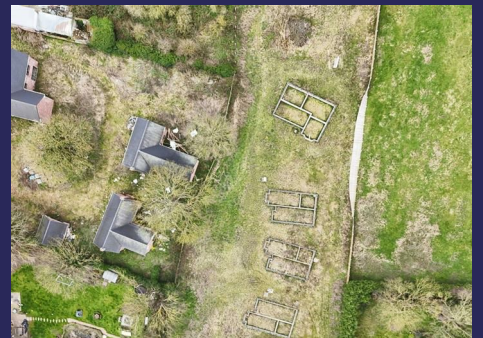


# Whitakers

Estate Agents



## Building Plot Abbey Lane, Preston, HU12 8TA

**Asking Price £850,000**

A rare opportunity to complete this super development of nine detached bungalows set in generous plots in this sought after village just to the East of Hull. All plots are at DPC level with full planning permission granted. Please ask for more details.



## The Development Comprises 9 detached bungalows constructed to DPC level

Three x 3 bedroom detached bungalows 1148 sq ft



Four x 3 bedroom detached bungalows 927 sq ft



Two x 2 bedroom detached bungalows 834 sq ft



## Planning Permission

Planning Reference: 23/03288/PLF | (26-10-2023)

## Local Authority

East Riding of Yorkshire Council

## Directions

The site is located on Abbey Lane opposite the Nags Head Public House which can be accessed from Wyton Road (B1239) one of the main access roads into the village, minutes walk from the village centre.

## Local Amenities

The village of Preston boast well regarded primary and secondary schools, local shops and public houses together with a Garden Centre and is just minutes from the Market Town of Hedon and its range of amenities.

## Location

The village of Preston is located approximately 3 miles to the north east of Hull. This popular village and has a good range of services including well regarded schools, local shops, public houses a Garden Centre. There are frequent public transport facilities to the City of Hull which has a full range of amenities as well as being just minutes from the Market Town of Hedon and its own range of amenities.

## Tenure

Freehold

## Council Tax

To be assessed

## EPC rating

To be assessed

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

#### Material Information:

Construction - Brick/Tile proposed

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

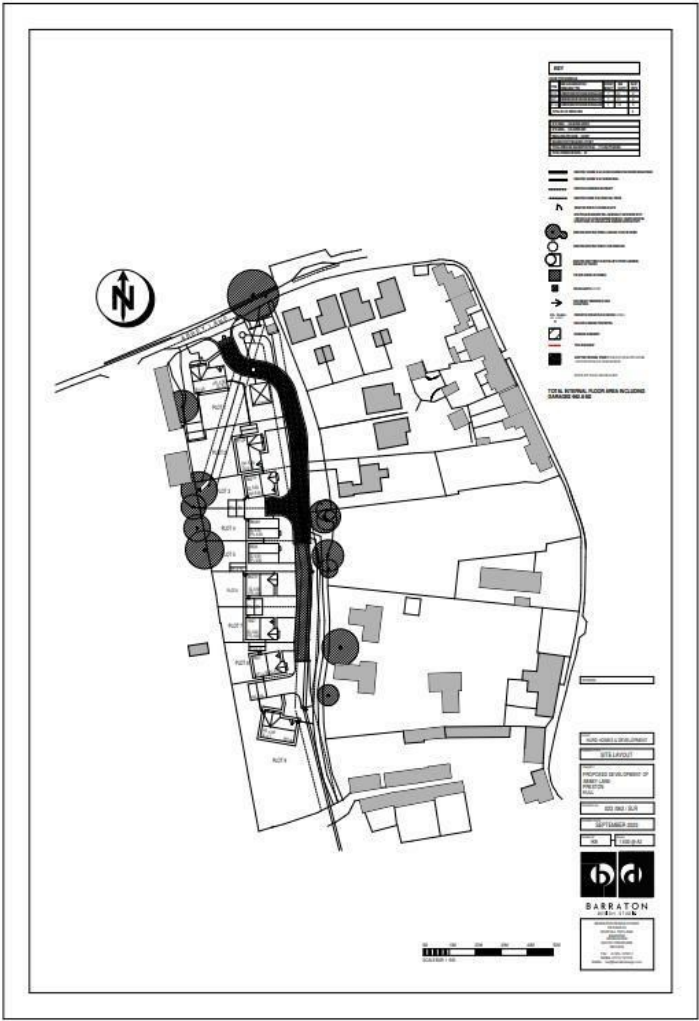
Coastal Erosion - No

Coalfield or Mining Area - No

P l a n n i n g -

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=S3575KBJKAP00>

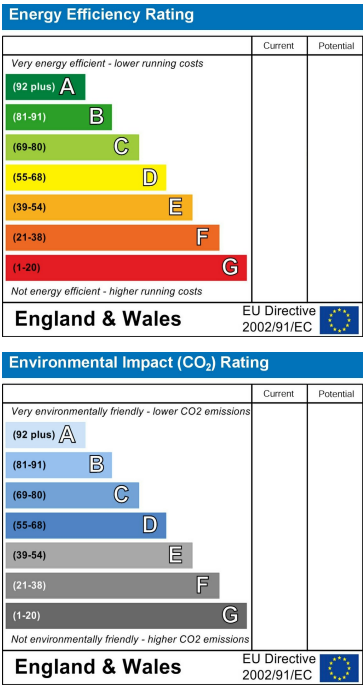
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.