

MARTIN MASLIN

PLOT 5
ST JAMES MEADOW
OFF SOUTH VIEW
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4XA



A rare opportunity to acquire a plot on this exclusive gated development. Situated in the heart of Humberston just off South View / North Sea Lane.

Plot 5 measures approx 53.00m (173' 11") deep x 19.00m (62' 4") wide, in approx 1/4 of an acre. The plot forms part of an exclusive development of just 10 individual executive properties. Within walking distance of local shops, schools and amenities.

The gated community will be accessed through an electric gate. There will also be a communal wild flower meadow of 1/5 of an acre. Full Planning permission has been granted for a large Detached House with 4 Reception Rooms, 5 Bedrooms, 3 Bathrooms, a Balcony and Detached Double Garage with Games Room or Office over.

Full Planning Permission was granted in March 2024 under REF: DM/1052/23/FULL. An architect's plan for the full design and measurements is available via arrangement.

There are only a few plots on this prestige development coming to the Market.

£280,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE DEVELOPMENT

This new & exclusive gated development will have its own block paved private road, through electric gates and will include a communal wildflower meadow of 1/5th acre.

PLANNING PERMISSION

Full Planning Permission has been granted under the North East Lincolnshire Council, REF: DM/1052/23/FULL on 27th March 2024.

THE PLOT

53.00m (173' 11") x 19.00m (62' 4")

Plot 5 is approx. 53m (175 feet) deep x 19m (63 feet) wide, a plot of around 1000m² or approx. 1/4 of an acre with South Facing Private rear garden, this is one just two of the Premium plots to come to the market. Full planning permission for a 3400 sq ft Executive detached house with separate garage block.

THE PROPERTY

The proposed property will be a large detached executive home measuring 4100 square feet approximately, set over three floors.

Ground floor accommodation comprises:-
Lounge, Study, Hall, W.C, Utility, large open plan Kitchen/Living/Dining Room.

First Floor accommodation comprises:-
Master Bedroom with balcony, ensuite Bathroom and separate Dressing Room, two further Double Bedrooms and a Main Bathroom.

Second Floor accommodation comprises:- two Double Bedrooms and second Bathroom.

OUTSIDE

Detached Double Garage with Games Room/Office over.

LOCATION

Located off South View in the heart of Humberston, close to the seaside town of Cleethorpes and Grimsby, with good rail and road links. Local amenities include beaches, parks, shops and pubs and several highly rated schools.

The development will receive its own street name within due course.



THE DEVELOPMENT



THE PROPERTY



ENTRANCE

Benefits of a Self Build Home:

- No Stamp Duty.
- Build your home to your own specification.
- Claim back VAT on all materials.
- 10 year build warranty on house plus warranties on boilers and all appliances.
- Low Carbon house with low running costs.

For a self-build mortgage visit www.buildstore.co.uk you can get an Accelerator self-build mortgage for up to 90% of Land costs and 90% of build costs, so of the total build and land cost you only need a 10% deposit. You also get payments in advance of each build stage so your cashflow is always positive.

Internal layouts can be altered without planning permission. House design can be changed if desired but this will require permission.

Heating will be via Air Source Heat pumps with Under floor heating and high levels of insulation. Homes are very Low Carbon and energy efficient; they will also have an EV Car Charging point this can be a fast charger as all homes will have a 28kVA 3 phase connection. These homes will have a 33% Lower Carbon Footprint than previous new build homes.

Build must be completed within 18 months of land purchase.

Other information for the development:

- Residents will be able to access the remotely operated gates by means of a fob, code, app or via a video intercom system in the house.
- The Private Road will be Block Paved by the developer.
- Street Lighting will be installed by developer.
- All plots will be serviced with all main services available, plot owner pays the connection charges for each service.
- Gigabyte Internet will be available with BT Full Fibre

ARTIST IMPRESSIONS

The purchaser has a choice of final design and also material, door & window choices.



FRONT ELEVATION



REAR ELEVATION



DEVELOPMENT OVERVIEW



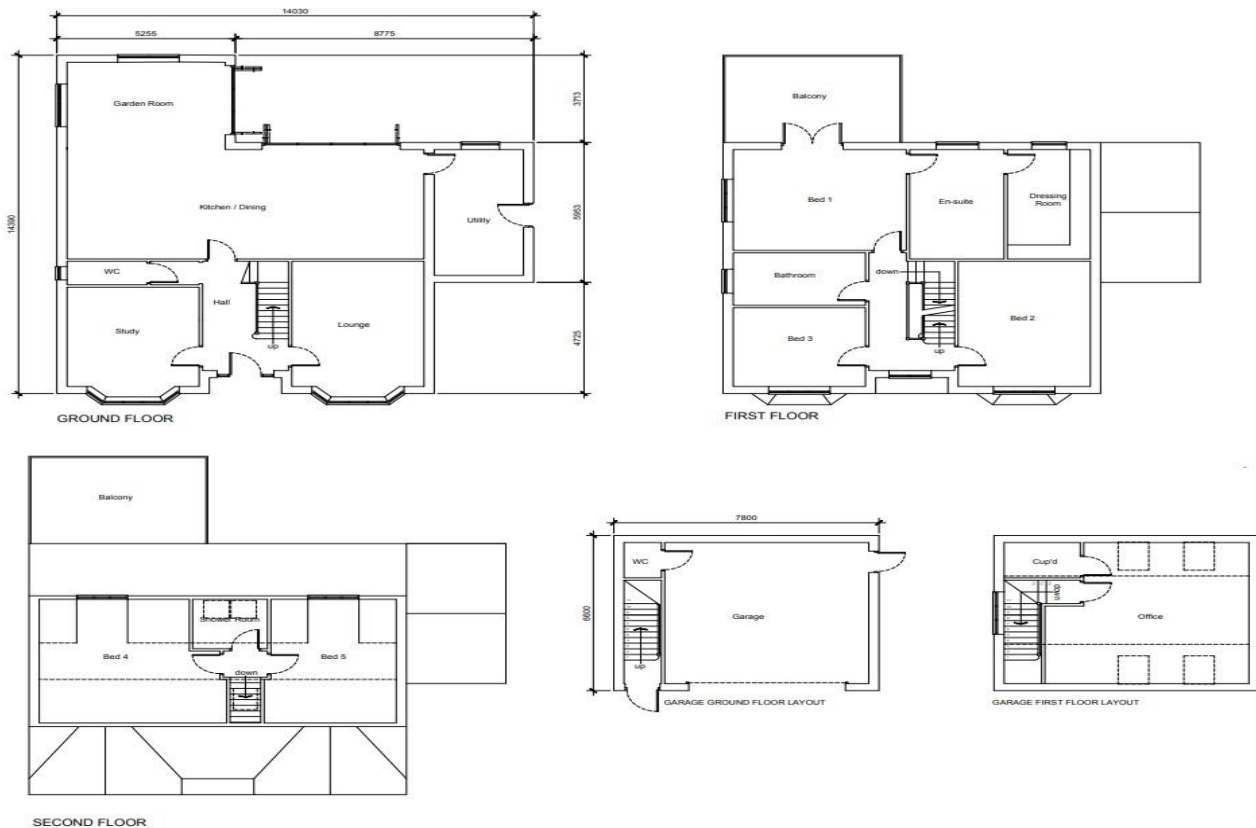
STREET VIEW

NOTE: A management company will own The Private Road and Meadow. This company will be jointly owned by each of the 10 households of the development and each will have an equal share of the company. (further details on request)

There will be an annual maintenance charge of approximately £250 to £300 per year for each household, to cover the costs of maintenance, repairs & upkeep of the communal areas such as electric gate, hedges, land-scaped areas and Wildflower meadow, road and street lighting. Annual maintenance fees will be determined by the residents on an annual basis.

First House builds are likely to start sometime in May / June 24.

The Vendors advise the tenure is FREEHOLD subject to Solicitors verification. The Local Authority is North East Lincolnshire Council. Viewing is Strictly by appointment through the Agents, and video viewing of the Plot is available through the Martin Maslin Website and Rightmove.



SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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