

MARTIN MASLIN

PLOT 10, BUILDING PLOT
LAND OFF SOUTH VIEW
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4XA



** FURTHER INFORMATION CAN BE FOUND AT southview.homes **

A rare opportunity to acquire an excellent size plot on this exclusive gated development. Situated in the heart of Humberston just off South View / North Sea Lane, forming the perfect opportunity to build your dream home. Plot 10 measures approx 36m deep x 16m wide, in approx 0.14 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 2 Reception Rooms, 4 Bedrooms, 3 Bathrooms and a single Garage. 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.

£170,000

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

A premium self-build plot of approximately 36.00m (118' 1") x 16.00m (52' 6") wide set within approximately 0.14 of an acre with a large south facing private rear garden.

For those with no experience in self -building there is an experienced project manager available at an agreed fee to manage and monitor the build from start to finish, guide you through the process including sourcing trades and materials.

THE PROPERTY

Full planning approval for a substantial Detached Dormer Style house of 2000 sq ft with Integral Single Garage.

GROUND FLOOR: Lounge, Open plan Kitchen, Dining, Garden/Family room, Utility and Downstairs WC plus integral Garage with door into Utility room.

FIRST FLOOR: Master Bedroom & ensuite, Bedroom 2 & ensuite, Bedroom 3, Bedroom 4 & Family Bathroom.

OUTSIDE: Large private driveway, open plan to the front and side and private rear gardens overlooking the Wildflower Meadow.

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



THE PLOT



THE PLOT

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.

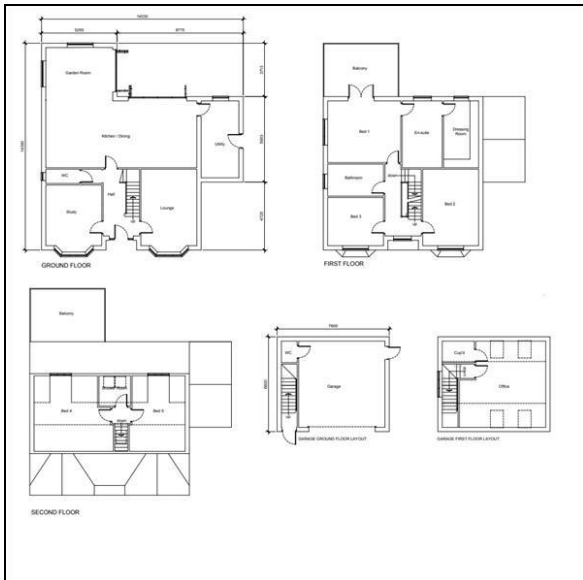
Other information for the development:

- 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

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 2024 and must be completed within 18 months of land purchase.



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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