

MARTIN MASLIN

AMBER GARDENS
HUMBERSTON AVENUE
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4SJ



Located just off ever popular Humberston Avenue this represents a rare opportunity to acquire part developed building plots/properties to complete to your own specification and style. One house is substantially constructed, another is a bare plot and two more have their foundations and floor slabs in place. The prices are set to reflect the work already done and with full planning permission already in place, a buyer undertaking their own self-build project can easily progress the construction through to completion.

£200,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE PROPERTIES

The planning approval is for three storey detached houses although buyers will have the choice whether to build the upper floor or not at construction stage.

Plot 3 is the farthest advanced of the houses and the accommodation layout for that property can provide:-

GROUND FLOOR

Reception Hall, Lounge, Snug/Office, impressive Living Kitchen with space for preparation, dining and relaxing, Utility Room and Toilet.

FIRST FLOOR

Five Bedrooms, two with en-suite Shower Rooms and Family Bathroom.

SECOND FLOOR

Bedroom, Playroom (or Seventh Bedroom) and Shower Room.

OUTSIDE

Double Garage

ASKING PRICES

Plot 2 £320,000 - with existing foundations.

Plot 3 £450,000 - part completed house.

Plot 4 £320,000 - with existing foundations.

Plot 5 £275,000 - construction not started.

SITE LAYOUT

Please see site layout plans - Plan RD:4011 - 04 D relates to Plots 2,3, and 4 and Plan RD:4011 - 32 F relates to Plot 5 which was approved in later planning application.

VIEWING

By appointment through the Agents on Grimsby 311000.

AGENTS NOTE

Please note that the illustrations provided are of plot three and other plot designs may vary.



Ground Floor		First Floor		Second Floor	
Area in Square Metres		Area in Square Metres		Area in Square Metres	
K / D / DR	56.8 S.Q.M	Master Bed	20.3 S.Q.M	Bedroom	21.4 S.Q.M
Lounge	24.2 S.Q.M	Master Ens	4.37 S.Q.M	Ensuite	5.77 S.Q.M
Snug	18.6 S.Q.M	Bedroom 2	13.6 S.Q.M	Play Room	24.5 S.Q.M
Utility	6.60 S.Q.M	Bed 2 Ens	3.21 S.Q.M	Landing	10.6 S.Q.M
Hallway	11.8 S.Q.M	Bed 2 Cpd	1.21 S.Q.M	Total Area	62.3 S.Q.M
WC	2.4 S.Q.M	Bedroom 3	14.1 S.Q.M		
Total Area	120 S.Q.M	Bedroom 4	12.6 S.Q.M		
		Bedroom 5	11.0 S.Q.M		
		Bathroom	7.20 S.Q.M		
		Landing	16.8 S.Q.M		
		Cupboard	0.94 S.Q.M		
		Total Area	105 S.Q.M		



Ross Davy Associates
 Planning & Design
 18 Humberston Avenue
 Humberston
 DN31 1NB
 Tel: 01472 311000
 Fax: 01472 340200
 www.rossdavy.co.uk

Project: Proposed Development at 18 Humberston Avenue Humberston
 Drawing: Proposed Site Plan Phase 2
 Date: 08/05/2021
 Scale: 1:200
 File: 23-03-2021
 Sheet: A1

APPROVAL
 RD:4011 - 32 F

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.



24121



Martin Maslin Estate Agents
 4/6 Abbey Walk
 Grimsby
 North East Lincolnshire
 DN31 1NB
 T: 01472 311000 F: 01472 340200
 E: office@martinmaslinestateagents.co.uk
 www.martinmaslinestateagents.co.uk