

# MARTIN MASLIN

PLOT 9  
ST JAMES MEADOW  
OFF SOUTH VIEW  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4XA



\*\* FURTHER INFORMATION CAN BE FOUND AT [southview.homes](http://southview.homes) \*\*

Build your own dream home at Plot 9 on a select development of just 10 executive homes located in the heart of Humberston lying just off South View close to local amenities and the Resort Town of Cleethorpes and Grimsby, with great Road and Rail links nationwide. Plot 9 is approx. 36m ( 119 feet) deep x 16m (53 feet) wide so 576m<sup>2</sup> plot or approximately 0.14 of an acre. The accommodation will include: Two stunning reception rooms, open plan Living Kitchen and the Utility Room and W.C. To the first floor there will be four Bedrooms including the Master Bedroom with Ensuite, and a Family Bathroom. Outside the gardens have space to landscape to your tastes and will also feature an integral Garage. There is also possibility of adding a swimming pool as several other resident's have. A fabulous opportunity which can't be missed. There are only a few plots on this prestige development coming to the Market.

**£170,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## THE DEVELOPMENT

Plot 9 will come with all Mains Services in the road, a buyer will only pay the connection charges. Electricity will be 3 phase 28kVA, there will also be high speed Gigabit Internet available ideal for those with working from home in mind.

The private road will be block paved and at the entrance there will be an electronically operated gate and a separate pedestrian gate each benefitting from CCTV. Gates can be opened by Code / Fob / App on smart Phone or from a Video Intercom in the house and all this is included in the plot price.

There will be street lighting and a 1/5th Acre communal Wildflower Meadow. There is a small annual fee for the maintenance of the communal area's, street lighting etc.

## ARTIST IMPRESSION

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

## THE PLOT

Plot 9 is approx. 36m ( 119 feet) deep x 16m (53 feet) wide so 576m<sup>2</sup> plot or approx. .14 of an acre. This is the only one of the Dormer style plots to come to the market and has the added benefit of being a corner plot. Full planning permission for a 2000 sq ft Dormer style house.

## PLANNING PERMISSION

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

## THE PROPERTY

**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, front, side and private rear gardens overlooking the Wildflower Meadow.

Design your own gardens and landscaping. There is also possibility of adding a swimming pool as several other resident's have.



FRONT ELEVATION



REAR ELEVATION



DEVELOPMENT OVERVIEW



## 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](http://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.

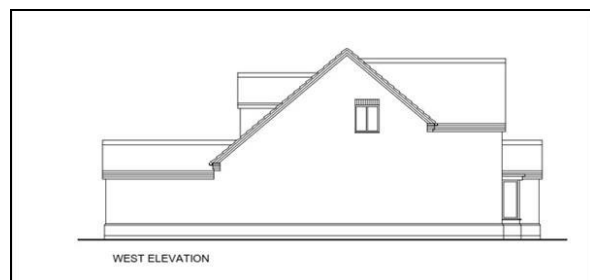
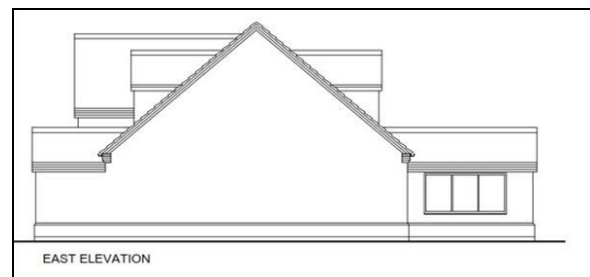
Build must be completed within 18 months of land purchase.

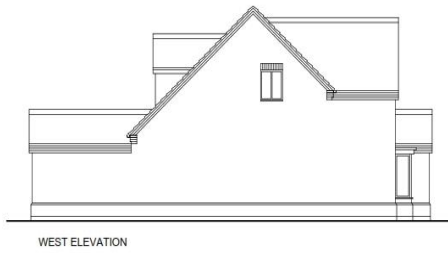


ENTRANCE



STREET VIEW





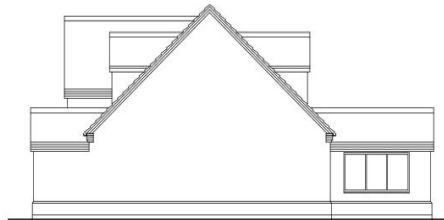
WEST ELEVATION



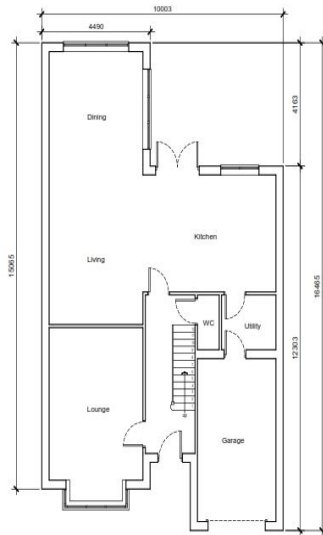
NORTH ELEVATION



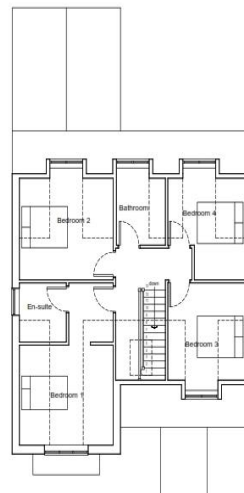
SOUTH ELEVATION



EAST ELEVATION



GROUND FLOOR



FIRST FLOOR

**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.



24124



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