



Plot 1 Bradbury Gardens R/O 34-36 Humberston Humberston, N E Lincolnshire DN36 4SP

A great opportunity to purchase one of these prestigious building plots which is located in this exclusive new cul de sac directly off Humberston Avenue. Plot 1 has planning permission for a FOUR BEDROOM DETACHED HOUSE on two floors with accommodation including: Entrance hall, snug/playroom, lounge, living dining kitchen, utility and cloaks/wc to the ground floor plus four bedrooms one with en suite and dressing room and a family bathroom/wc. Double garage. Front and rear gardens.

- EXCLUSIVE DEVELOPMENT
- DESIRABLE LOCATION
- PP FOR A DETACHED HOUSE
- SELF BUILD OPPORTUNITY
- MATURE PLOT
- EXCELLENT LOCAL FACILITIES



£180,000

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

DESCRIPTION

This is a fabulous self-build opportunity to purchase one of these excellent plots situated in the prestigious tree-lined Avenue in the village of Humberston. These serviced plots are being sold with full planning permission and as this small exclusive development will not be adopted by the local authority, therefore a management company will be set up for the new owners of the properties. Plot 1 has full planning permission with approved building regulations, details can be obtained from Daniel Snowden of Ross Davy Architects in Grimsby.

MEASUREMENTS

All measurements are approximate as taken from the architect's plans.

PLOT SIZE

The overall size of the plot is 523 sq.m

FLOOR AREAS

Ground Floor: 130 sq.m

First Floor: 120 sq.m

Plus double garage.

ROOM SIZES

Lounge 3.9 x 5.465

Snug 5 x 3.85

Utility 1.97 x 3.5

Dining Room 2.3 x 3.85

Kitchen / Day Room 6.3 x 5.3

Hall 2.2 x 4.8

Master Bedroom 3.85 x 5

Master Ensuite 1.9 x 3.2

Master Dress 3 x 2.27

Bathroom 2.2 x 2.76

Bedroom 2 3.975 x 5.465

Bedroom 3 4.2 x 3.8

Bedroom 4 4.45 x 3.8

SITE PLAN



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested and as the previously mentioned a management company will be set up by the vendor's solicitors with an annual fee to be agreed which will be for the running of the company, insurances and the common areas. Please consult us for further details.

PLANNING APPLICATION LINK

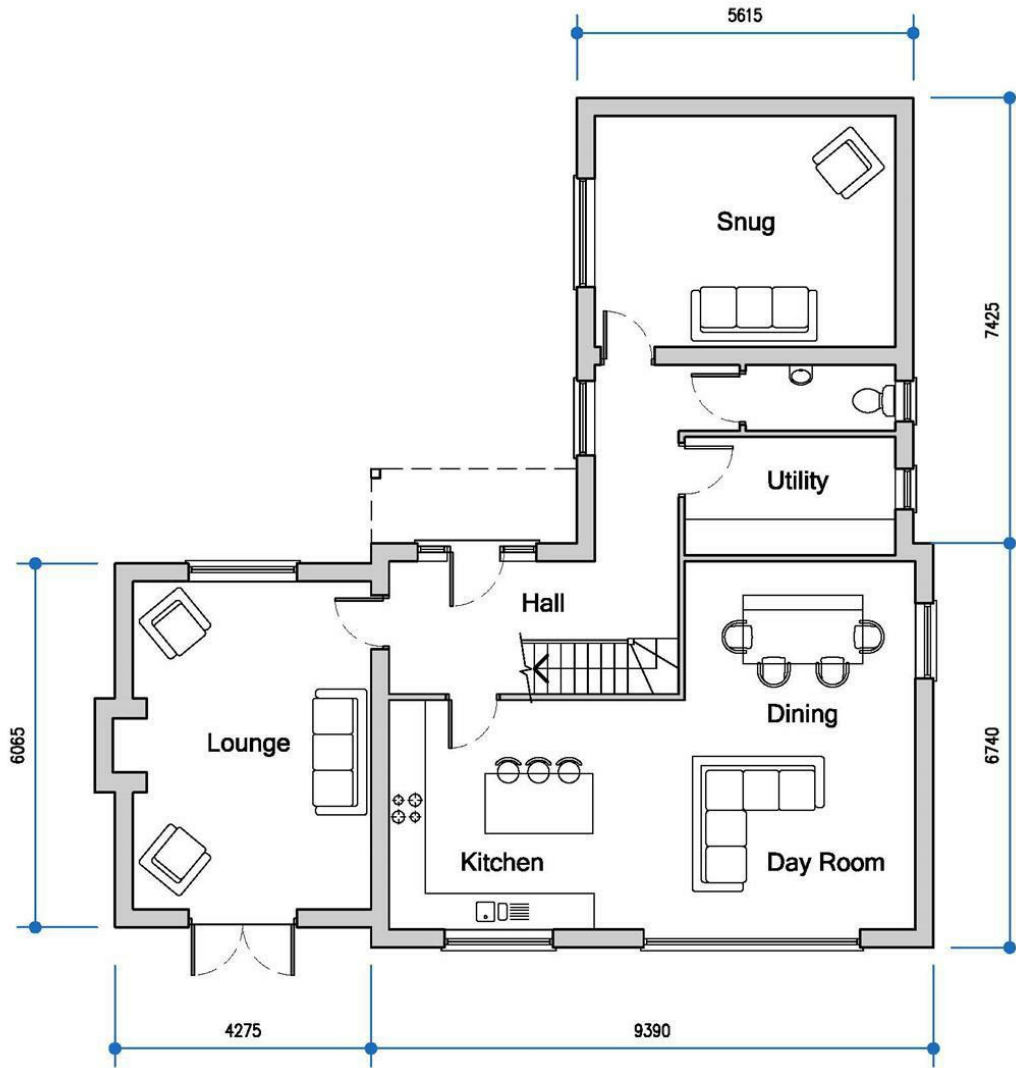
<http://planninganddevelopment.nelincs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMZQIRLJFH000>

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this plot.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.