

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.rightmove.co.uk

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3 BUILDING PLOTS AT REAR OF 153 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

PURCHASE PRICE £475,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

PURCHASE PRICE

£475,000

TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



3 BUILDING PLOTS AT REAR OF 153 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

Nestled at the rear of 153 Humberston Avenue in the charming village of Humberston, Grimsby, this exceptional opportunity presents three building plots, each measuring 550 square metres. These plots come with the benefit of planning permission, making them an ideal choice for those looking to create their dream home or invest in a lucrative development project.

The location is particularly desirable, situated in a prestigious area that boasts a blend of tranquillity and convenience. The current drive and access will be thoughtfully divided, ensuring each plot has its own private access, enhancing both privacy and ease of use.

This rare opportunity to acquire land in such a sought-after location is not to be missed. Whether you are a seasoned developer or an individual looking to build a bespoke residence, these plots offer the perfect canvas to realise your vision. Humberston is known for its community spirit and proximity to local amenities, making it an attractive place to live.

Seize the chance to invest in this promising land and create something truly special in a location that is both peaceful and prestigious.

ACCESS



ACCESS



3 BUILDING PLOTS AT REAR OF 153 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

LAND

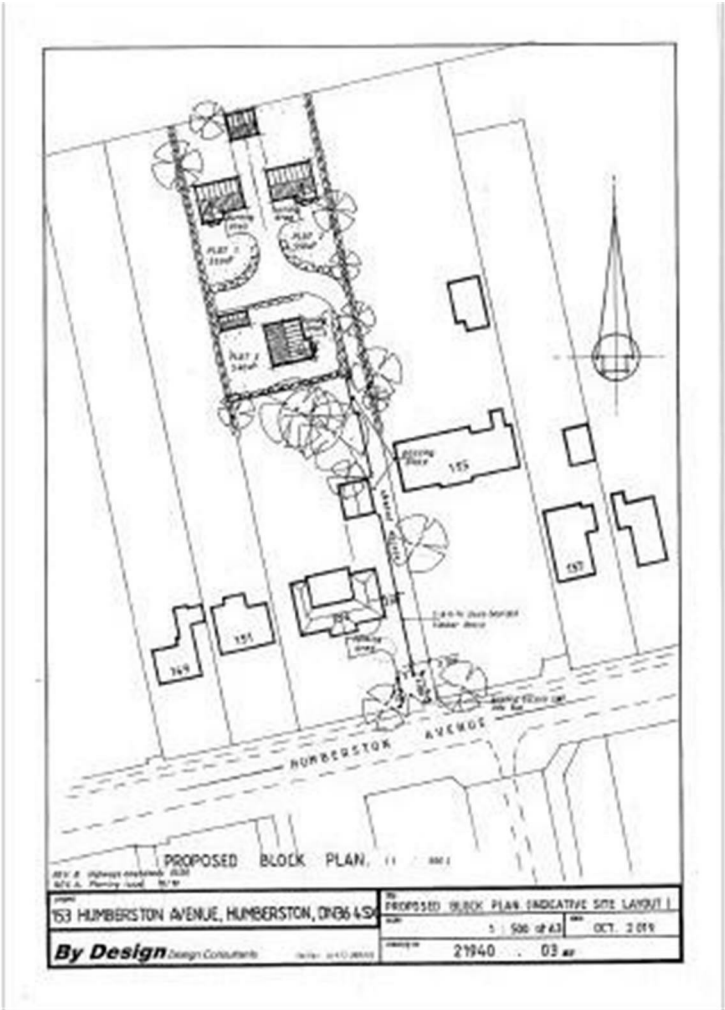


LAND



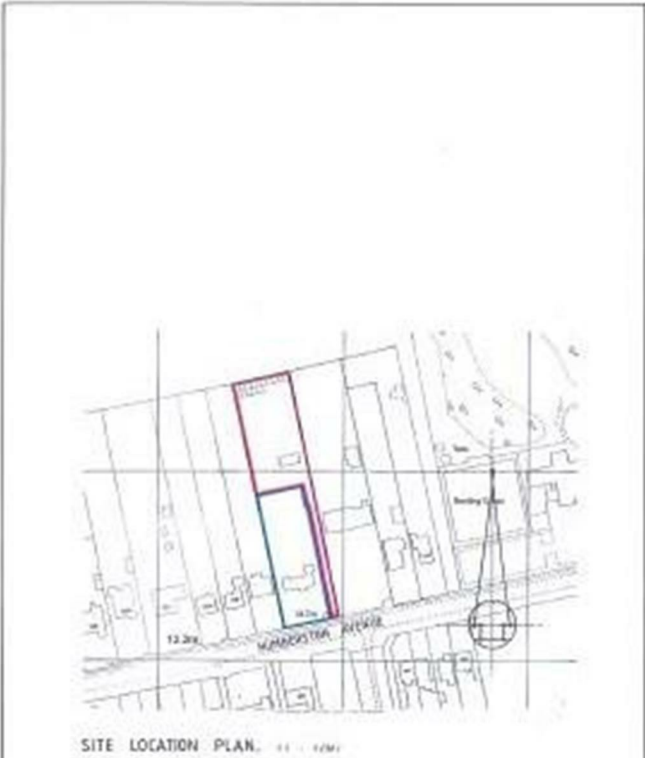
3 BUILDING PLOTS AT REAR OF 153 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

TITLE PLANS



3 BUILDING PLOTS AT REAR OF 153 HUMBERSTON AVENUE, HUMBERSTON GRIMSBY

TITLE PLANS



SITE LOCATION PLAN 1:1 (1:1000)

PROJECT		SITE LOCATION PLAN	
153 HUMBERSTON AVENUE, HUMBERSTON, DN36 4SX		Scale	1 : 1 250 at A3
By Design Design Consultants		Drawn by	21940
		Checked by	01
		Date	OCT. 2019

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC





ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland