



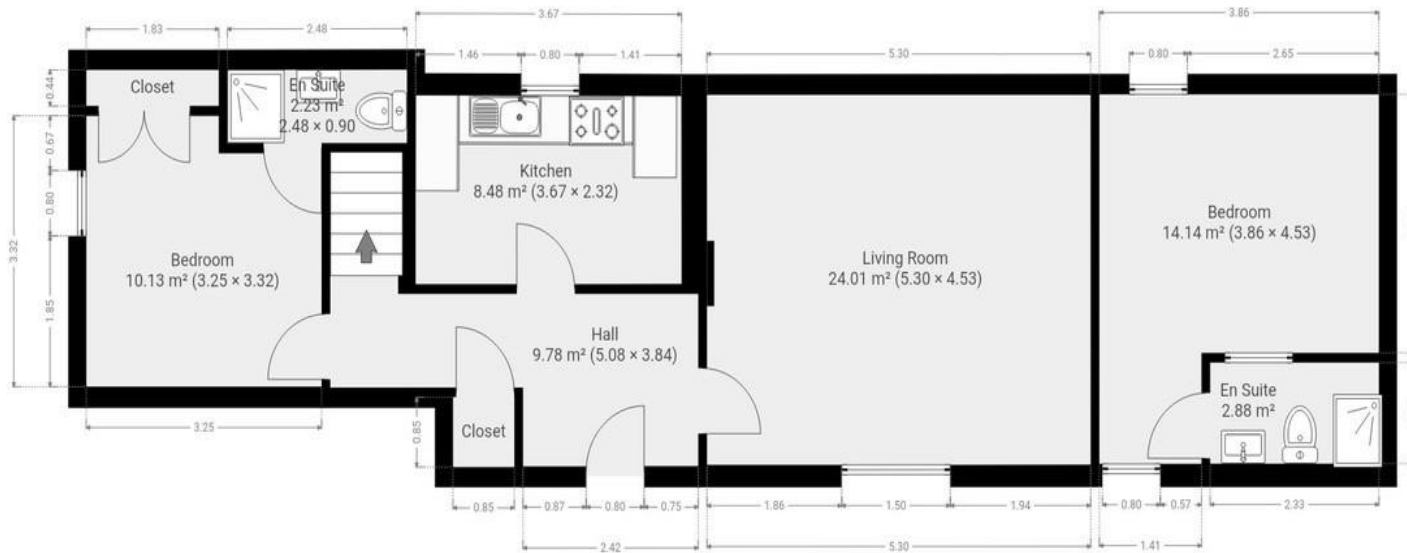
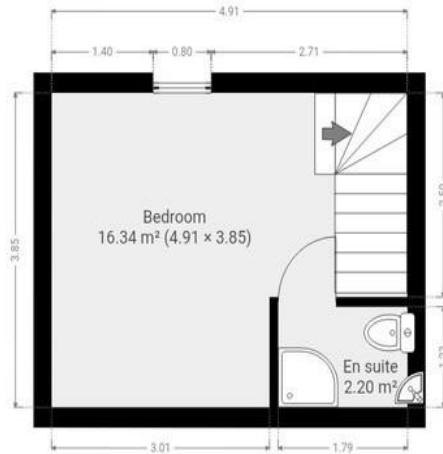
**Land Adjoining, Manor Farm, Main Street, Hull, HU12 0JF**

**Welcome to**

**Land Adjoining, Manor Farm, Main Street, Hull**

William H. Brown are delighted to market this exceptional property in Tunstall, spanning over three acres just off the picturesque seafront. Featuring arable land, numerous outbuildings, parking facilities, and five modernised rental cottages, this versatile land offers endless possibilities.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. WE DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

**Location**

**Holiday Cottages:**

**Daisy Nook**

**Honey Bee**

**Meadow View**

**Mulberry Manor**

**Lavender Lodge**

**Agent's Note:** The property lies within a conservation area. Please enquire for more information. Our clients have explained and shown us drawings of potential development. For evidence of this please contact us for further information. Please note, no planning permissions have been sought or accepted at this time.

**Welcome to**

**Land Adjoining, Manor Farm, Main Street, Hull**

- LAND & INVESTMENT OPPORTUNITY FOR SALE
- COMBINATION SALE OF FIVE HOLIDAY COTTAGES
- THREE-ACRE PLOT
- MULTIPLE OUTBUILDINGS & PARKING FACILITIES
- FABULOUS RURAL LOCATION, WITH SEA VIEWS

Tenure: Freehold EPC Rating: Exempt

offers over

**£700,000**

**Directions to this property:**

For more information, please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122018](http://williamhbrown.co.uk/Property/HDR122018)



Property Ref:  
HDR122018 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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