



Development Opportunity

**Offers in the Region Of £400,000**

Bank End, Main Street, Reedness, Nr Goole, DN14 8HG



# Property Features

- Development Opportunity
- Cottage in need of refurbishment
- Planning applied for Conversion of Barn & New Build
- Popular rural Village twixt Goole and Scunthorpe
- Views over the River to rear

## Full Description

### SITUATION

From Goole take the A161 to Swinefleet. At the mini roundabout in the centre of the Village turn left and then at the "T" Junction turn right towards Reedness. On entering the Village along Main Street the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a Development Opportunity comprising a Renovation of a Cottage together with potential, subject to Planning, to convert the existing Barn / Workshop into a Dwelling and erect a new Detached Dwelling in the side Garden. The Property enjoys views over the river at the rear and is in an excellent position on the edge of the popular rural Village of Reedness which is ideally placed for Goole, Scunthorpe and both the M62 and M18 motorways.

The extent of the proposed Development Opportunity is shown on the attached Site Plan and the existing good sized accommodation of the Cottage presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

UPVC framed front door, 2 radiators and spindled staircase to the first floor.

#### LIVING ROOM 17' 3" x 13' 6" (5.26m x 4.11m)

Fireplace recess housing cast iron stove, 2 radiators and beams to ceiling.

#### SITTING ROOM 13' 3" x 11' 0" (4.04m x 3.35m)

Fireplace recess, radiator and beams to ceiling.

#### KITCHEN 15' 3" x 13' 9" (4.65m x 4.19m)

Range of units comprising sink unit, base units and wall cupboards. Part ceramic tiled walls and UPVC framed door to side.



SNUG / 3RD BEDROOM 13' 6" x 9' 9" (4.11m x 2.97m)

Radiator.

## FIRST FLOOR

### LANDING

This is approached via the spindle staircase from the Entrance Hall and opening from the Landing which has a built in cupboard and radiator are:

FRONT BEDROOM 13' 3" x 11' 9" (4.04m x 3.58m)

Radiator.

SIDE BEDROOM 17' 3" x 12' 9" (5.26m x 3.89m)

Cast iron fireplace and 2 radiators.

### BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush WC and walk in shower. Radiator and part ceramic tiled walls.

### TO THE OUTSIDE

Brick and tiled BARN / WORKSHOP

Off Street PARKING with vehicular access from Main Street.

Forecourt Garden and good sized Garden to side.

### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

### PLANNING HISTORY

The Garden area to the side of the property has had the benefit of Outline Planning Permission for the erection of a Detached Dwelling being Application No 19/02510/OUT granted by the East Riding of Yorkshire Council on the 25th September 2019, however this Outline Consent has now lapsed.

### PLANNING APPLICATION

It is understood that the Vendors are in the process of applying for Planning Permission to convert the existing Barn / Workshop into a 2 Bedroom, 2 Bathroom Dwelling and also for Consent to erect a new 3 Bedroom, 2 Bathroom Detached Dwelling in the side garden.

The existing 2 Bedroom Cottage is to be altered into a 3 Bedroom Dwelling and copies of the Plans relating to the alteration of the Cottage, the conversion of the Barn / Workshop and the erection of the new Dwelling can be obtained from the Agents Office.

Further details of the Planning Application can also be obtained from the Agents Office.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.