

Grove House, Main Road, Brough, Newport, HU15 2QS Offers Over £250,000



TAKE A LOOK AT THE POTENTIAL!

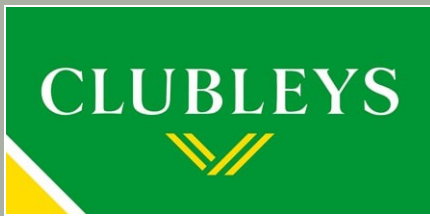
Encouraging cash or proceedable buyers only.

This property, while once full of promise, now stands as a poignant reminder of its past glory. Sadly, it has reached a state beyond repair, necessitating redevelopment. Once vibrant and full of life, it now beckons for a fresh start. With vision and creativity, this parcel of land holds immense potential for rejuvenation. Its story awaits new chapters to be written, as it transforms into a beacon of vitality once more.

Located in the lovely village of Newport being accessed by a long side driveway this substantial plot of 0.73 acres (0.299 hectares) has the plot potential to be turned into a fantastic family residence. The original property sits central to the plot with an outbuilding to the side offering the opportunity to be converted into a possible annex or large office space. Site viewing is recommended to appreciate the size of the plot and the potential it offers.

External viewings only. Strictly by appointment and must be accompanied by the agent.

East Riding of Yorkshire Council tax band - C
Tenure - Freehold
EPC Rating - G



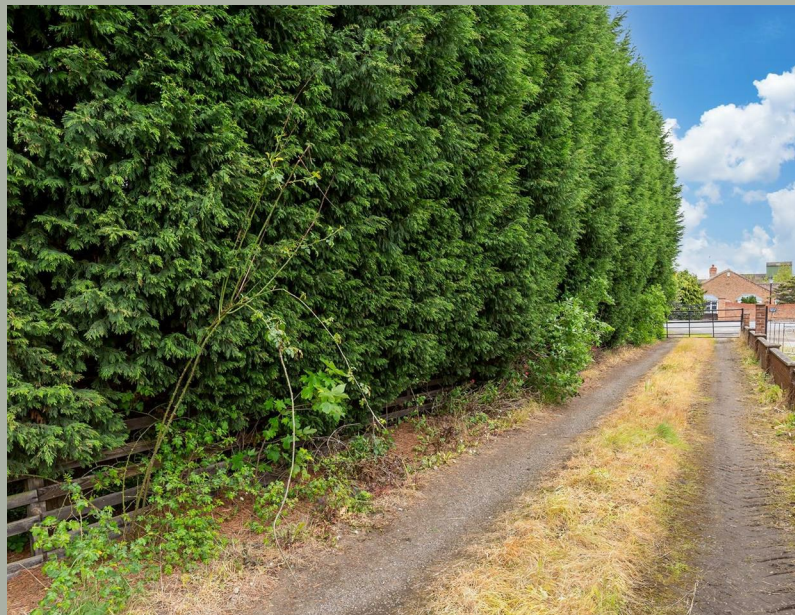
Tenure: Freehold
East Riding of Yorkshire
BAND: C

ADDITIONAL INFORMATION

External viewings only. Strictly by appointment and must be accompanied by the agent.

SERVICES

The vendor has informed us that the property is supplied by mains water and electricity.



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

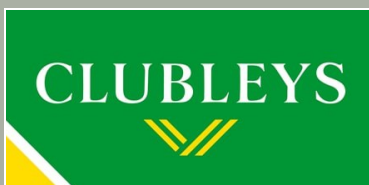
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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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			
		1	65

England & Wales EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.