



42, Nordham,
North Cave, HU15 2LT
Guide Price £229,950



TAKE A LOOK AT THE POTENTIAL - Encouraging cash buyers or proceedable buyers only.

This property, once brimming with potential, now stands as a poignant testament to its former glory. Unfortunately, it has deteriorated beyond repair and is in need of redevelopment. Once lively and full of energy, it now calls for a fresh beginning. With vision and creativity, this parcel of land holds promise for renewal.

Situated in the charming conservation area of Nordham, this plot offers the opportunity to create a stunning family residence. The original property is positioned at the front of the plot, while an outbuilding at the rear presents the potential for conversion into a spacious annex or office space.

A external site visit is recommended to fully appreciate the size and potential of this remarkable plot. Strictly by appointment.

East Riding of Yorkshire Council tax band - E

Tenure - Freehold

EPC Rating - G



Tenure: Freehold
East Riding of Yorkshire
BAND: E

ADDITIONAL INFORMATION

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

Together with a right of way for the Beneficiary and his successors in title at all times and for all purposes over the entrance driveway coloured yellow on the said plan and the right to load and unload vehicles thereon (the Beneficiary or his successors in title paying a proportion of the cost of repairing and maintaining the said entrance driveway) AND TOGETHER with a right to connect to and use the drains laid or to be laid under the said land coloured yellow within eighty years from the date hereof the Beneficiary or his successors in title making good all damage occasioned in the exercise of such right

SERVICES

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

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