



Price Guide £200,000

**Two Residential Building Plots to the rear of 357 Saltshouse Road, Hull, East
Yorkshire, HU8 9HR**

LEONARDS
— SINCE 1884 —

TWO RESIDENTIAL BUILDING PLOTS TO THE REAR OF 357 SALTSHOUSE ROAD, HULL, EAST YORKSHIRE, HU8 9HR

- Two Residential Building Plots
- Rear of 357 Saltshouse Road
- Access from Balham Avenue
- Approved Planning Consent - Ref Number 22/00800/FULL
- Three Bedroom Detached House
- Guide Price £200,000 - £225,000

Location

Situated at the rear of Saltshouse Road running between Holderness High Road and the village of Sutton, conveniently positioned for local shops, schools and public transport and is a short driving distance from Holderness Road shopping centre and Morrisons Supermarket. Local leisure facilities are available at Hull East Park and Woodford Leisure Centre.

Planning

Full planning has been approved for the construction of two detached dwellings to the rear of 357 Saltshouse Road - Reference Number 22/00800/FULL. Details of the planning application can be viewed on Hull City Council's website for Public Access by using the link below in your web browser and pasting in the above Reference Number <https://www.hullcc.gov.uk/padcbc/publicaccess-live/search.do?action=advanced>



Plans & Stated Areas

Plans and drawings are available for inspection from the sole agents Holderness Road office. Images and plans included as part of these sale particulars are for identification purposes only. Areas stated are given as a guide only and should be checked by you or your own agent(s).

Special Conditions

The seller has requested that the purchaser of the Plots contributes towards the erecting of a rear boundary fence between the main existing house and the two building plots.

Guide Price

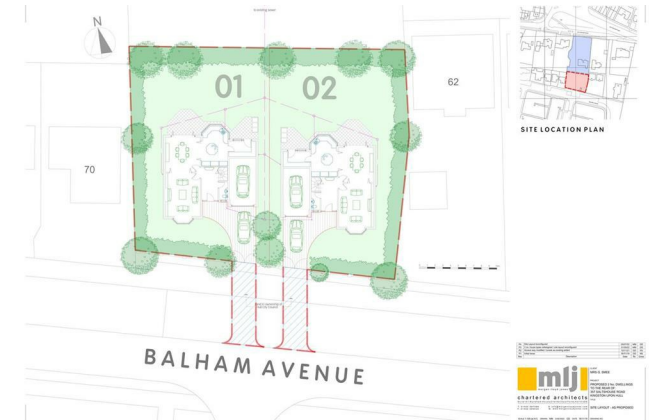
£200,000 - £225,000

Tenure

The tenure of the land is Freehold. Separation of the plots/title will need to be undertaken by the conveyancing solicitors.

Services

All site clearance and service connections to the land will be the responsibility of the purchaser.



For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

As this is presently land, there is currently no Council Tax banding. This will be the responsibility

of the new owner to complete the necessary registration with Hull City Council Council.

Referral Fees

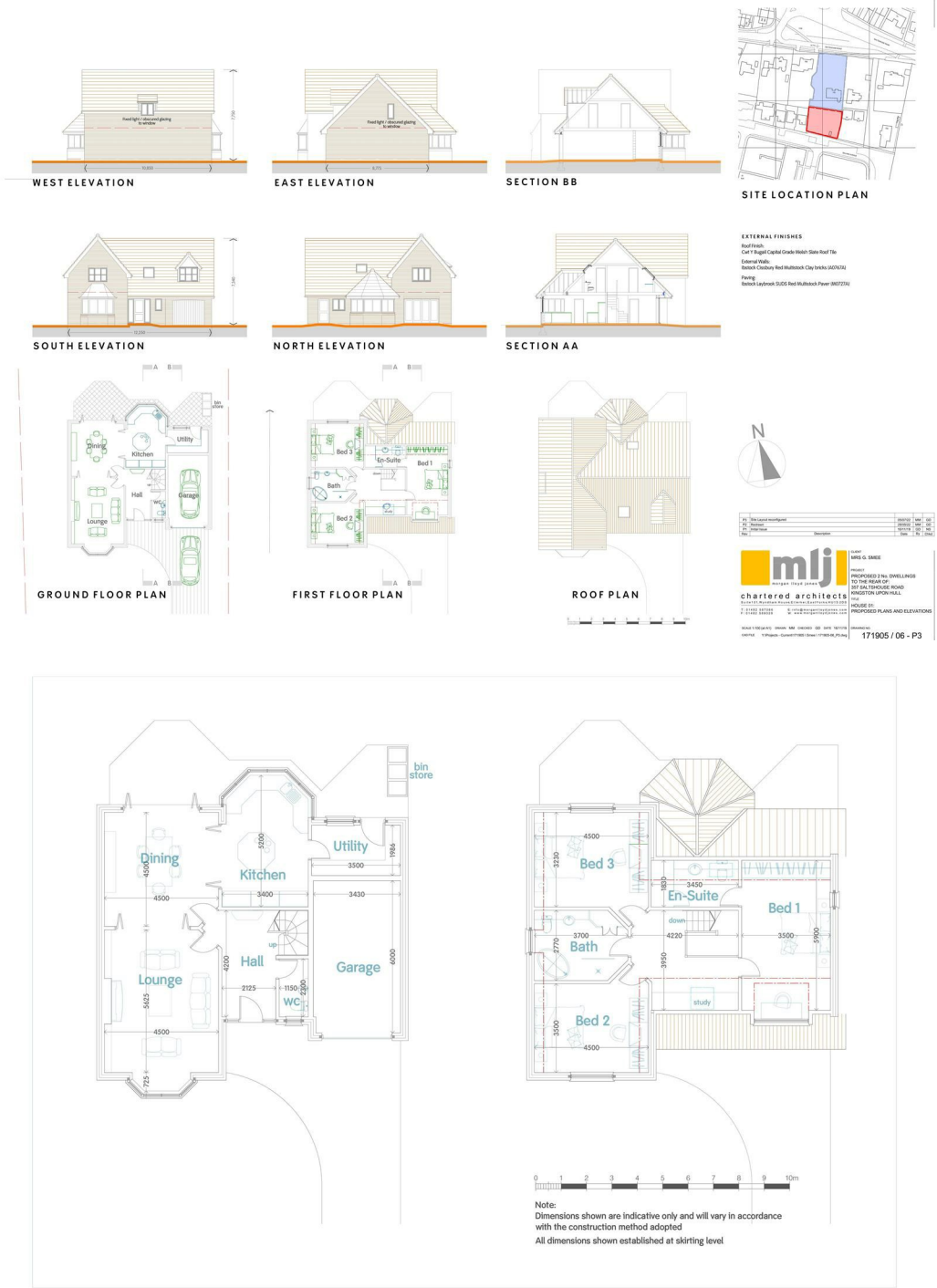
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Viewings

Strictly through the sole agents Leonards 01482 375212

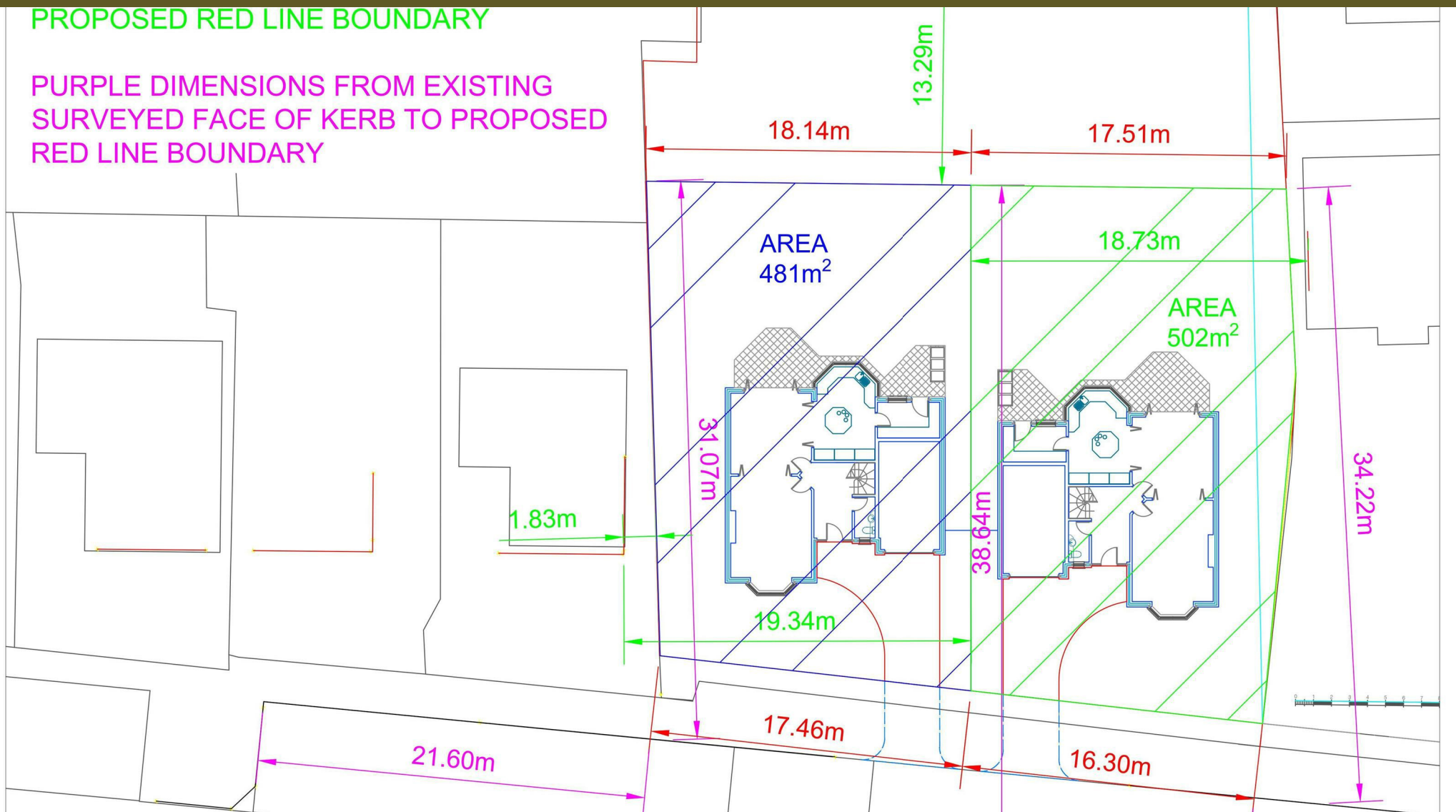
Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



PROPOSED RED LINE BOUNDARY

PURPLE DIMENSIONS FROM EXISTING SURVEYED FACE OF KERB TO PROPOSED RED LINE BOUNDARY



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

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