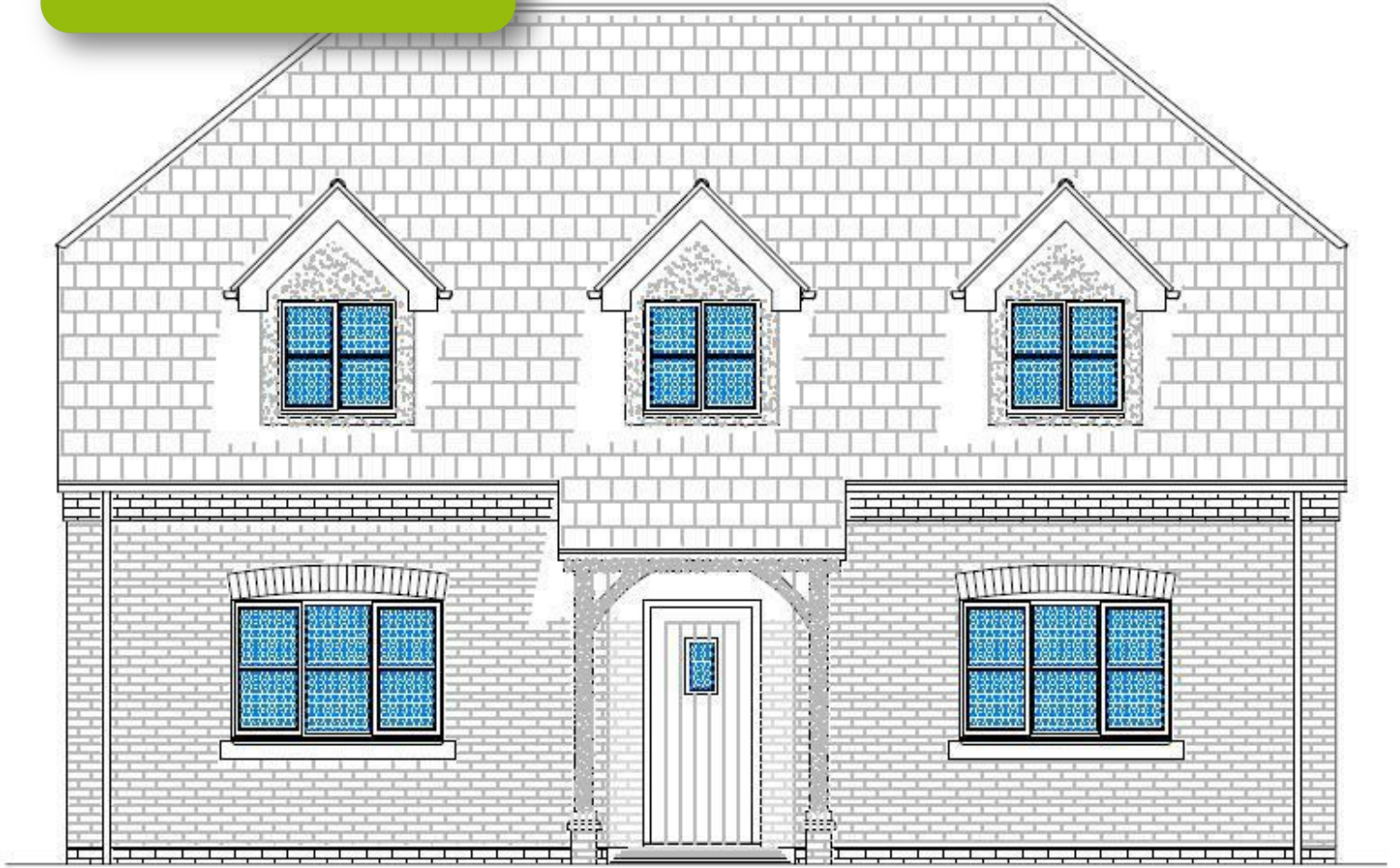




Goodwin Fox

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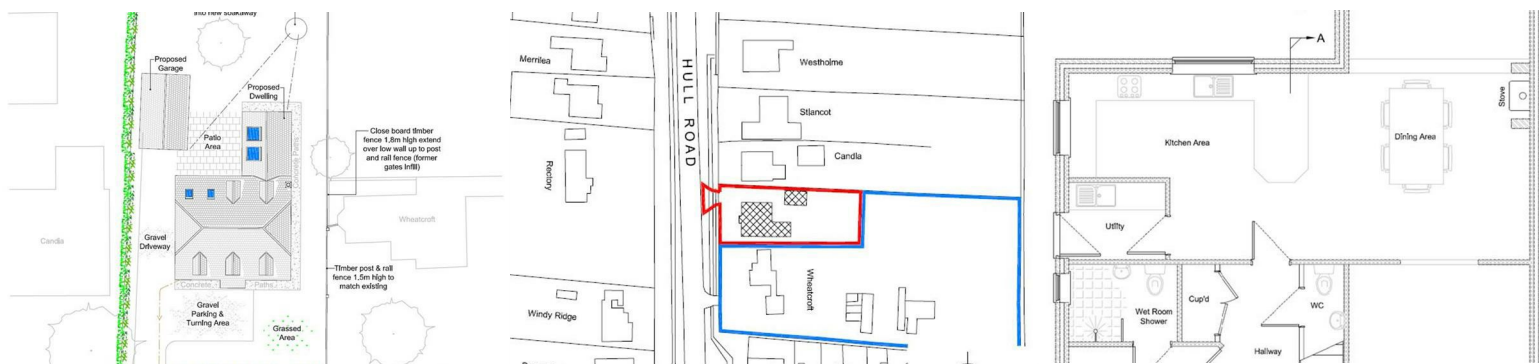
## FRONT SOUTH ELEVATION

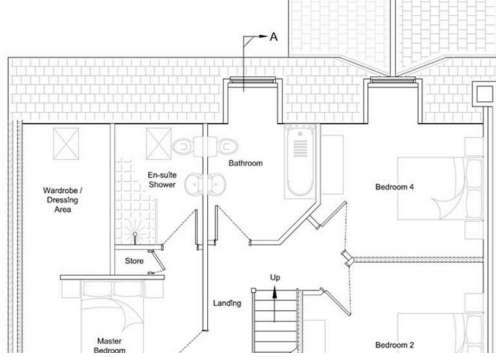
**Land West Of Wheatcroft Hull Road**  
Easington, HU12 0TE

**Offers In The Region Of £100,000**



Building plot with full planning permission granted in June 2023 for a four bedroom detached house and garage. Full plans can be viewed on the East Riding of Yorkshire Council website using planning reference: 22/04006/PLF. Offering a great opportunity for any buyer wanting to take on a self build project and create their own home to their exact standards and design tastes.

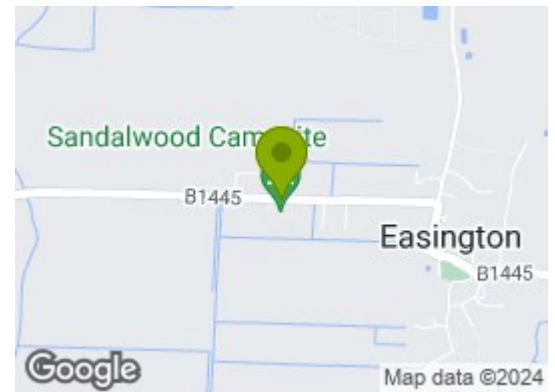




REAR NORTH ELEVATION



WEST ELEVATION  
POSED - SCALE 1:100



### Energy Efficiency Graph

**Tenure: Freehold**

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.