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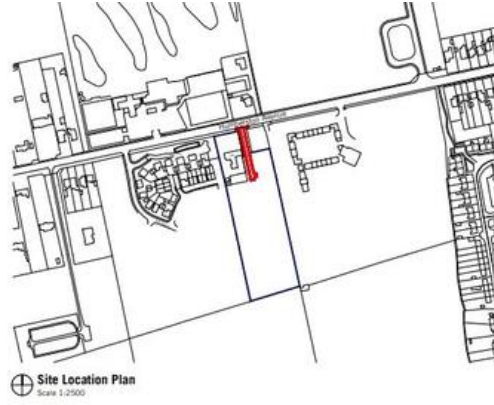


Plot 6, Ellis Avenue, Humberston

Custom & Self Build Serviced Plots

When it comes to  
property it must be

  
lovelle



id architecture

TITLE: Proposed Access & Layout Plan  
 CLIENT: Polaris Elys & Son  
 PROJECT: Residential Development  
 LOCATION: Land at 100, Humberston Avenue  
 DRAWN BY: TSW  
 CHECKED BY: -  
 SCALE: As noted  
 SIZE: A1



£200,000



A SUPERB OPPORTUNITY TO BUILD YOUR VERY OWN PROPERTY, IN THIS PRESTIGIOUS POSITION.

Plot 6 is now available for purchase! We have been advised plot 6 is roughly 419m<sup>2</sup>.

Please be advised this measurement is solely for guidance purposes only.

Key Features

- Land for Sale
- Outline Planning Granted
- Self Build Opportunity
- Approx. 419 sqm
- Prestigious Location
- Design Guide available to view
- Tenure: Freehold



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This fantastic building plot offers a buyer the unique opportunity to create their own bespoke contemporary home set within a self-build development situated within one of the areas most prestigious residential addresses.

The development benefits from outline planning permission for a range of serviced plots suitable for three, four and five bedroom luxury properties. Overall, the site is approximately a three and a half acre with planning for thirty superior family residences.

A full design guide is available for viewing - please contact the office on 01472 812250 for a copy.

## The Plot

Plot 6 is one of the larger plots available on phase two and measures approximately 33.5m x 12.5m that gives an overall of 419sqm.

Note: The purchaser must satisfy themselves of plot dimensions and levels

## The Development

Overall the site is approximately a three and a half acres and is offered as 30 individual self build plots, with phased releases.

## Proposed Properties

The proposed scheme shows detached dwellings. Due to the flexibility of the outline application, no accommodation details or room layouts have been established for the individual properties although the plot size is suitable for bungalows or 3,4 and 5 bedroom detached homes.

## Construction Procedures/Services

The land is offered without builder ties and it will be the responsibility of the purchaser to comply with the Conditions attached to the planning permission and to seek approval of all reserved matters within the relevant timescales. Please note that the site is offered for sale on the basis of the Outline Planning Permission already granted complete with its illustrative layout. Any potential purchaser wishing to making their purchase conditional upon the granting of an alternative or detailed planning permission should make this clear at an early stage although such an agreement is unlikely to be entered into. Full details can be found on N E Lincs Planning portal. <http://planninganddevelopment.nelincs.gov.uk/online-applications> with the planning reference DM/0973/14/OUT

## Design Guide

A full design guide is available for viewing - please contact the office on 01472 812250 for a copy. The guide provides information from location, site arrangement, materials and landscape. This guide must be purchased prior to completion.

## Council Tax Information

The Council Tax Band for this property is TBC. This information was obtained in July 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01273 834444. We recommend prior to making an appointment to view, prospective purchasers are likely to affect their interest in the property with one of our property consultants in order that you do not make a wasted journey.

## How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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