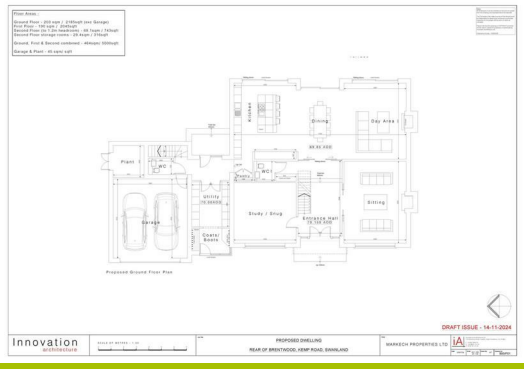
Welton Road, Brough, East Yorkshire, HU15 1AF

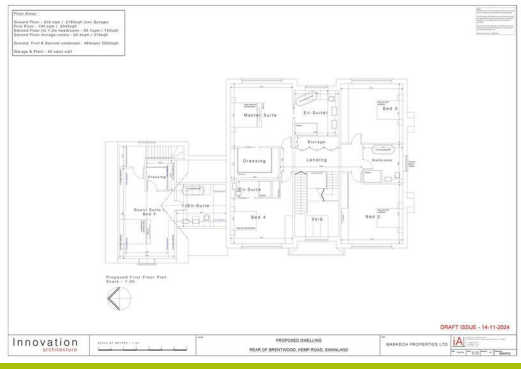
01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









'Silver Birches', Kemp Road, Swanland, East Yorkshire, HU14 3LZ

- Outstanding New Build
- Bespoke Design and Build
- Upto 5,500sq.ft.
- Council Tax Band = TBC
- Create Your Dream home
- Exclusive Setting
- Refined Luxury Living
- Freehold/EPC = TBC

Guide Price £1,600,000

INTRODUCTION



Imagine creating a home that is entirely your own. A home designed around the way you live, incorporating the spaces, features and finishes that matter most to you, in a location that is quite simply outstanding.
Silver Birches presents a rare opportunity to do just that. Occupying a wonderfully private position off Kemp Road, one of Swanland's most prestigious residential addresses, the site offers the chance to create a magnificent individual home within grounds extending to just over half an acre.
This substantial detached residence with garaging, provides accommodation of upto approximately 5,500 sq. ft. The real attraction lies in the flexibility to work with the developer and architect to agree a home that reflects your own lifestyle and aspirations.

PROPERTY HIGHLIGHTS

- Prestigious Kemp Road address in highly desirable Swanland
- Opportunity to agree the size, layout and specification of your home
- Accommodation of upto approximately 5,500 sq. ft.
- Private approach and grounds extending to just over half an acre (including driveway)
- Freehold land purchase and separately agreed bespoke construction contract

A HOME DESIGNED AROUND YOU

YOUR HOME. YOUR VISION. YOUR LIFESTYLE

The approved scheme provides an impressive starting point, but purchasers are not necessarily restricted to the internal arrangement illustrated. Working with Markech Properties Limited and also the renowned local architect Innovation Architecture Ltd, Hessle, East Yorkshire, buyers can explore their preferred size, accommodation and level of specification.
Possible features include a spectacular living kitchen, formal entertaining rooms, luxurious bedroom suites, home office, cinema, gymnasium, leisure accommodation and generous garaging.

QUALITY AND CRAFTSMAN

Silver Birches will be developed by Markech Properties Limited, with purchasers able to work alongside the professional design team. The emphasis will be on quality construction, thoughtful design and a carefully agreed specification appropriate to this prestigious location. Purchasers can discuss kitchen design, bathrooms, flooring, finishes, heating and lighting, with agreed selections incorporated into the detailed construction specification. Modern energy efficiency and comfort will be important considerations.

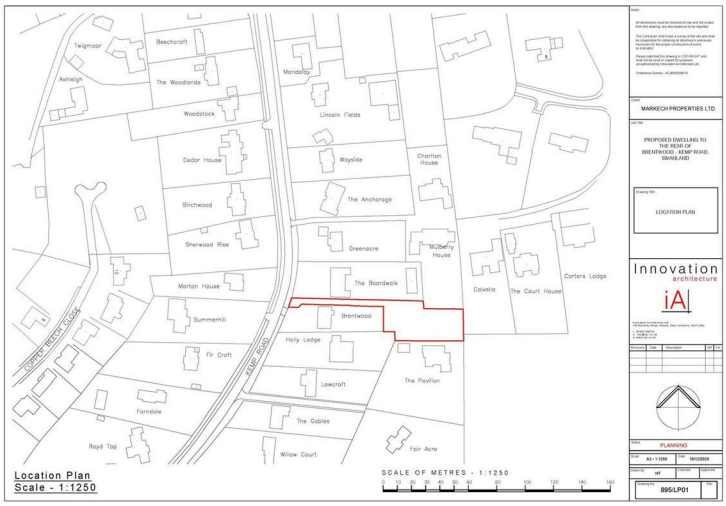
A WONDERFUL PRIVATE SETTING

Approached from Kemp Road via a private driveway, the site enjoys a secluded position away from the immediate street scene. The overall grounds extend to just over half an acre, including the driveway, offering scope for landscaped gardens, parking and outdoor entertaining areas, subject to the agreed design.

NAEA National Association of Estate Agents
The Property Ombudsman
OnTheMarket.com
Property Photography Academy

LOCATION

Swanland is one of East Yorkshire's most sought-after residential villages, known for its attractive surroundings, established character and convenient location at the foot of the Yorkshire Wolds.
The village provides everyday amenities and recreational facilities, together with a primary school and access to secondary education at nearby South Hunsley School. The A63 connects with Hull and the wider motorway network, while Brough railway station offers intercity services.



Conveniently situated:
Kingston Upon Hull - 8 miles
Beverley - 8 miles
York - 39 miles
Lincoln - 41 miles
Leeds - 53 miles

Intercity rail connections are available from the nearby village of Brough with a travelling time to London Kings Cross of approximately 2.5 hours.

THE DESIGN AND BUILD OPPORTUNITY

Silver Birches is offered through a proposed arrangement comprising two distinct elements: the purchase of the freehold land and a separately agreed construction contract for the purchaser's bespoke home.
The final price, scope of works, specification, payment schedule and contractual terms will be agreed between the parties at the outset.

AN OPPORTUNITY NOT TO BE MISSED

Opportunities to create a substantial, individually designed home in such an established and prestigious location are exceptionally rare. Silver Birches combines a superb residential address with the freedom to influence your future home.

YOUR VISION. YOUR DESIGN. YOUR EXCEPTIONAL NEW HOME.

IMPORTANT DOCUMENTS

Draft documents are available by request including:

- PROJECT OVERVIEW AND PROSPECTUS
- DRAFT CONTRACT FOR THE SALE OF THE FREEHOLD LAND
- DRAFT CONTRACT FOR BUILD OF BESPOKE HOUSE

SERVICES

Electricity, water, mains gas, drainage and fast fibre internet will be connected to the property.

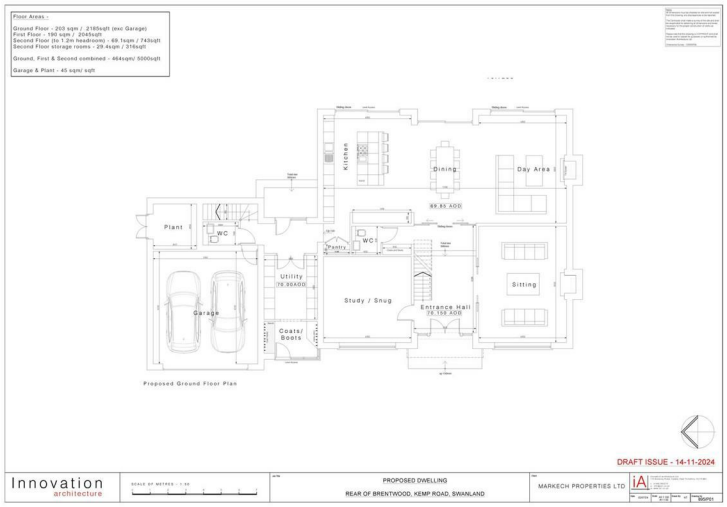
WARRANTY

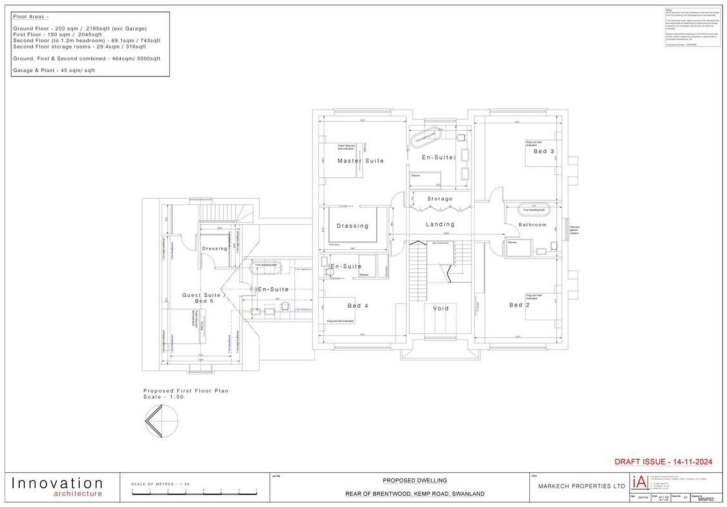
10 Year insurance backed guarantee, available if required, with the full policy wording available in due course.

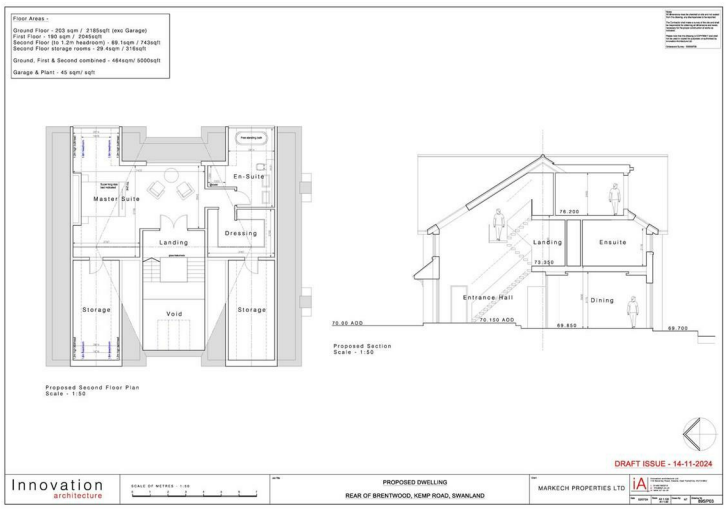
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APPROVED CODE
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EXAMPLE FLOORPLAN

We attach an example of a possible layout for guidance which could be varied in several ways.







PHOTOGRAPHY

The photographs and images used in this brochure are for guidance only. They illustrate the quality of build and features potentially available.

EXAMPLE HALLWAY



EXAMPLE LOUNGE



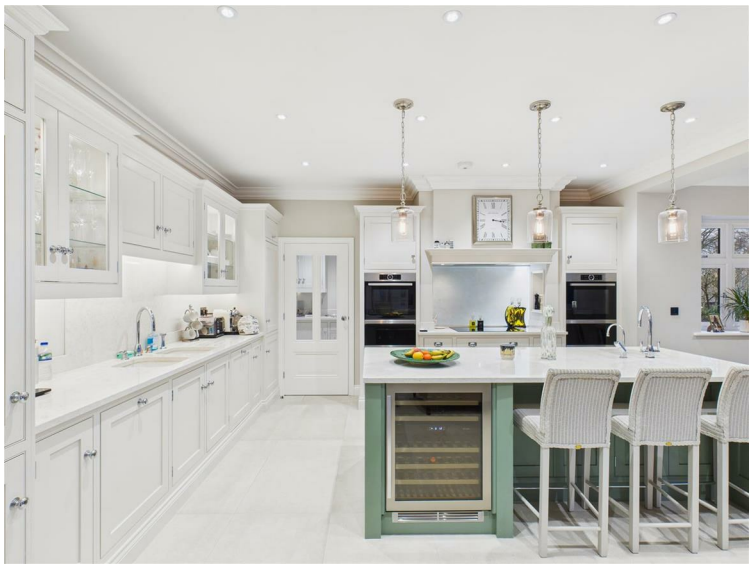


EXAMPLE CINEMA ROOM



EXAMPLE KITCHEN





EXAMPLE BATHROOM



TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band for this property is to be confirmed. We would recommend a purchaser make their own enquiries to verify this.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. Please clarify any point of particular importance to you and check specification and materials before making an offer as brick and tile colours may vary between plots (if applicable).
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, floorplans, site plans, sketches, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of 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.

PROPERTY TO SELL?

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Property Photography Academy

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

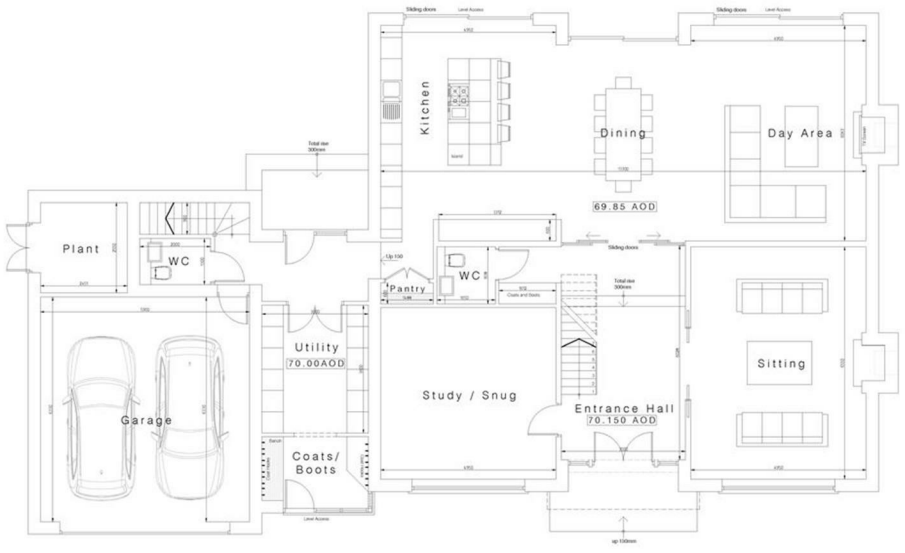


Floor Areas -

Ground Floor - 203 sqm / 2185sqft (exc Garage)
First Floor - 190 sqm / 2045sqft
Second Floor (to 1.2m headroom) - 69.1sqm / 743sqft
Second Floor storage rooms - 29.4sqm / 316sqft

Ground, First & Second combined - 464sqm/ 5000sqft

Garage & Plant - 45 sqm/ sqft



Proposed Ground Floor Plan

DRAFT ISSUE - 14-11-2024

Innovation architecture

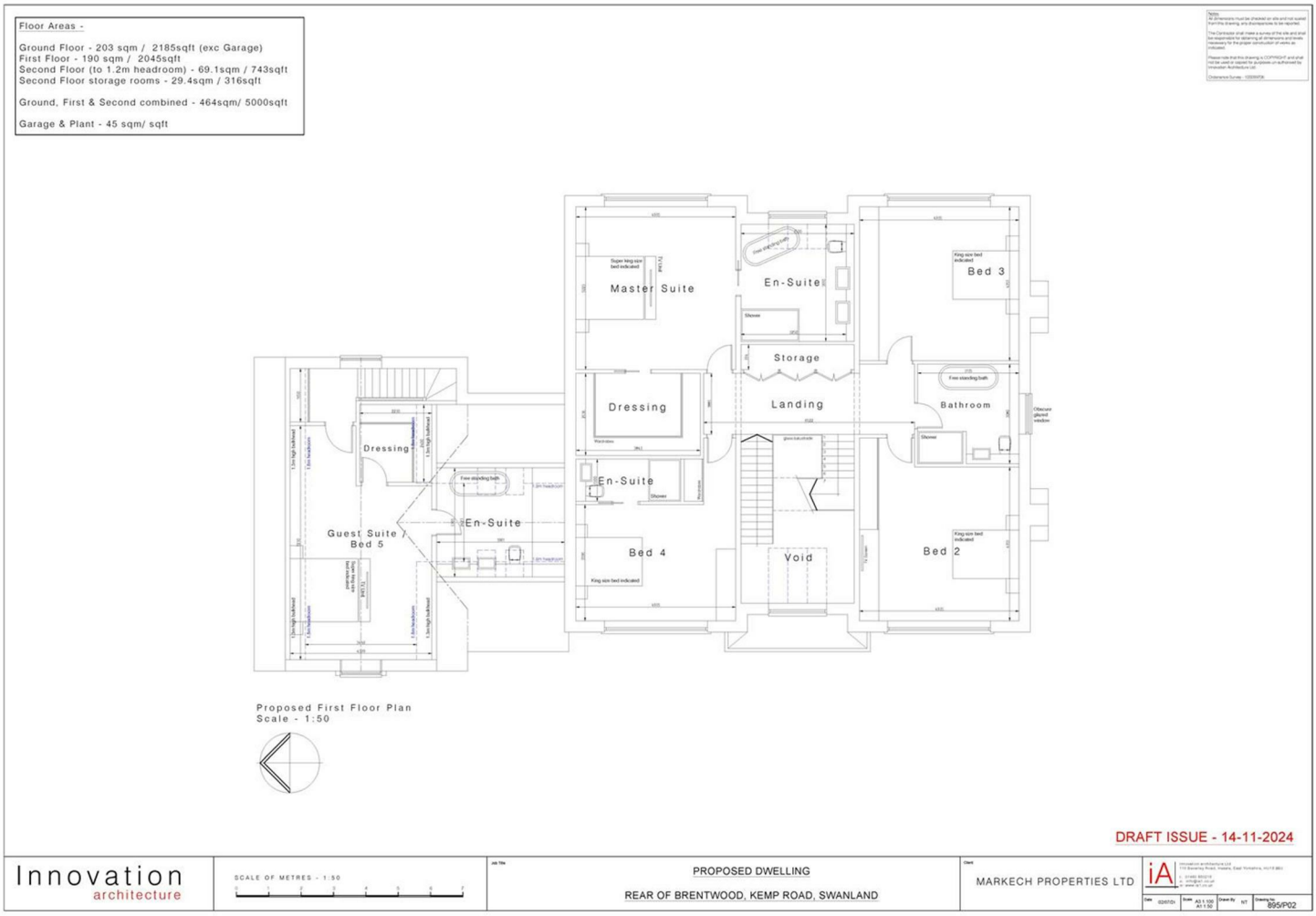
SCALE OF METRES - 1:50

PROPOSED DWELLING

REAR OF BRENTWOOD, KEMP ROAD, SWANLAND

MARKECH PROPERTIES LTD

895/P01

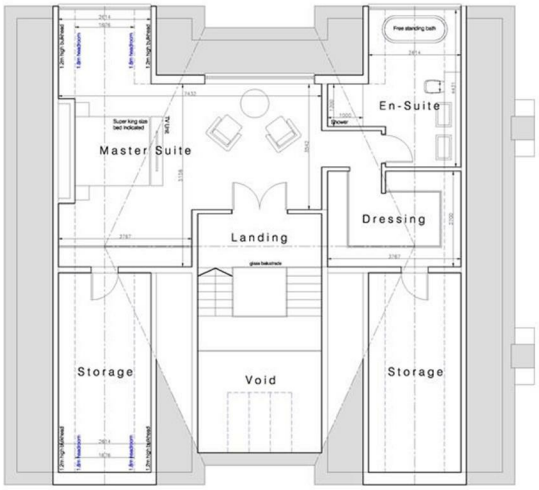

Floor Areas -
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Second Floor storage rooms - 29.4sqm / 316sqft
Ground, First & Second combined - 464sqm/ 5000sqft
Garage & Plant - 45 sqm/ sqft
Master Suite
En-Suite
Bed 3
Storage
Dressing
Landing
Bathroom
En-Suite
Dressing
En-Suite
Guest Suite / Bed 5
Bed 4
Void
Bed 2
Proposed First Floor Plan
Scale - 1:50
DRAFT ISSUE - 14-11-2024
Innovation architecture
SCALE OF METRES - 1:50
PROPOSED DWELLING
REAR OF BRENTWOOD, KEMP ROAD, SWANLAND
MARKECH PROPERTIES LTD
895/P02

Floor Areas -

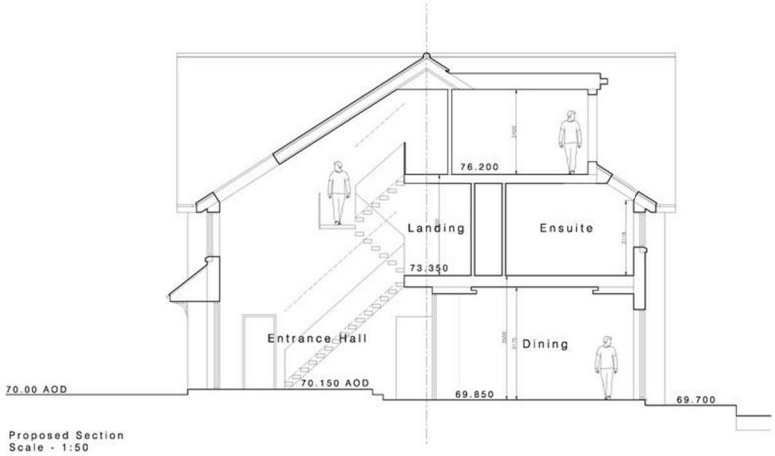
Ground Floor - 203 sqm / 2185sqft (exc Garage)
First Floor - 190 sqm / 2045sqft
Second Floor (to 1.2m headroom) - 69.1sqm / 743sqft
Second Floor storage rooms - 29.4sqm / 316sqft

Ground, First & Second combined - 464sqm/ 5000sqft

Garage & Plant - 45 sqm/ sqft



Proposed Second Floor Plan
Scale - 1:50



Proposed Section
Scale - 1:50

DRAFT ISSUE - 14-11-2024

Innovation architecture

SCALE OF METRES - 1:50

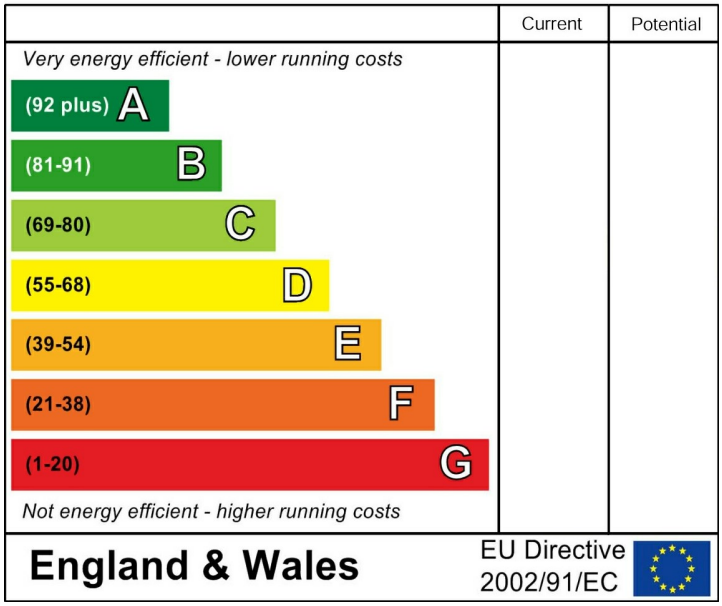
PROPOSED DWELLING

REAR OF BRENTWOOD, KEMP ROAD, SWANLAND

MARKECH PROPERTIES LTD

895/P03

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

