



West End, Swanland, HU14 3PE
£450,000

Philip
Bannister
Estate & Letting Agents

West End, Swanland, HU14 3PE

Key Features

- DEVELOPMENT OPPORTUNITY
- For Sale With Planning Permission
- East Riding Planning Ref: 26/00212/PLF
- Create First Floor Accommodation & Erection Of Two, Two-Storey Extensions
- Positioned Within The Heart Of A Sought After Village
- Existing 2 Bedroom Detached Bungalow
- EPC On Existing Dwelling = TBC
- Council Tax On Existing Dwelling = D

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

DEVELOPMENT OPPORTUNITY - This is a unique opportunity to acquire a detached bungalow in the heart of the highly sought-after village of Swanland, with **FULL PLANNING PERMISSION** already granted for a striking transformation. The approved plans provide for an increase in roof height to create first-floor accommodation, two substantial two-storey extensions and a raised front patio, resulting in an impressive four-bedroom family home with three bathrooms, a spacious reception room, study/guest bedroom, superb open-plan living dining kitchen and double garage. The proposed design creates an attractive façade, as illustrated in the artist's impressions, offering buyers the chance to create a truly exceptional residence.

Alternatively, the property can be enjoyed in its current form as a detached two-bedroom bungalow with double garage, occupying a desirable position within the village. Requiring a degree of general modernisation, the existing accommodation provides excellent scope for improvement and offers buyers the flexibility to either update the current home or proceed with the approved redevelopment plans to create a substantial and individual family property.













LOCATION

Swanland is one of the region's most sought-after villages, renowned for its attractive setting, sense of community and excellent local amenities. The village offers a range of shops, cafés, public houses and recreational facilities, together with highly regarded primary schooling, nearby secondary school and Independent School within a short distance. Surrounded by picturesque countryside yet conveniently placed for access to Hull, Beverley and the A63/M62 motorway network, Swanland combines the charm of village living with excellent connectivity, making it a popular choice for families and professionals alike.

POTENTIAL ACCOMMODATION

Once the approved redevelopment has been undertaken, the accommodation will consist of:

GROUND FLOOR

RECEPTION HALLWAY

LOUNGE

OPEN PLAN LIVING DINING KITCHEN

UTILITY ROOM

CLOAKROOM/WC

GUEST BEDROOM/STUDY

FIRST FLOOR

LANDING

BEDROOM 1

DRESSING ROOM

EN-SUITE

BEDROOM 2

SHOWER ROOM

BEDROOM 3

BEDROOM 4

BATHROOM

DOUBLE GARAGE

SERVICES

Mains water, electricity, and drainage are connected to the site. There is an oil tank for the existing heating system.

TENURE

We understand that the property is Freehold.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIEWINGS.

Strictly by appointment with the sole agents.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions,

references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







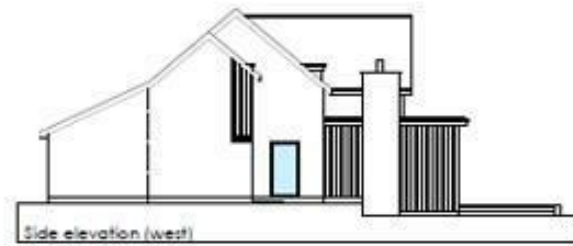


1. Agreed dimensions to be taken in preference to scaled dimensions
2. All dimensions are to be checked on site by the main contractor and any discrepancies found are to be reported to Sangwin Architects Ltd
3. This drawing is the copyright of Sangwin Architects Ltd
4. Contact details:

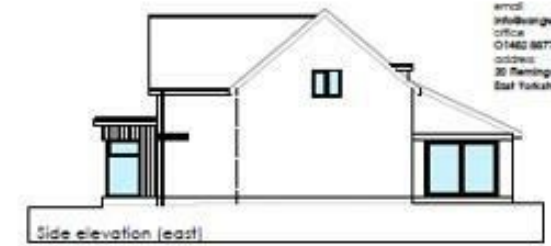
email: info@sangwinarchitects.co.uk
 office: 01482 987729
 address: 20 Remington, Beverley, East Yorkshire, YO17 0NL



Front elevation (south)



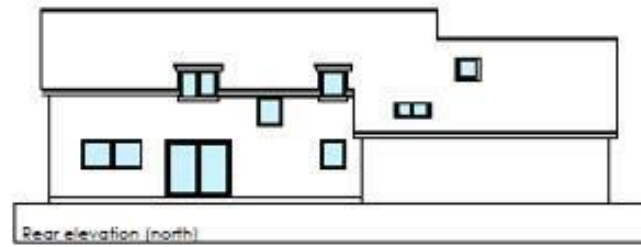
Side elevation (west)



Side elevation (east)



First Floor Plan



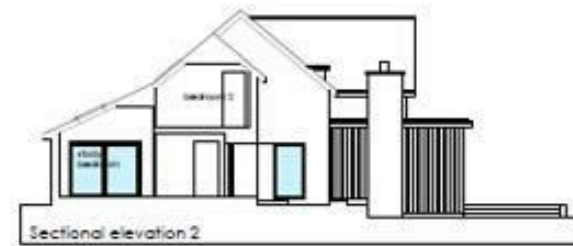
Rear elevation (north)



Sectional elevation 1



Ground Floor Plan
 Total floor area = 2742 sq.ft



Sectional elevation 2



Client
 Mr & Mrs J Featherstone

Project Description
 24 West End
 Swanland
 East Yorkshire

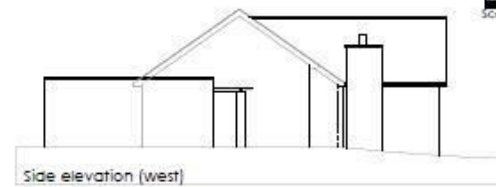
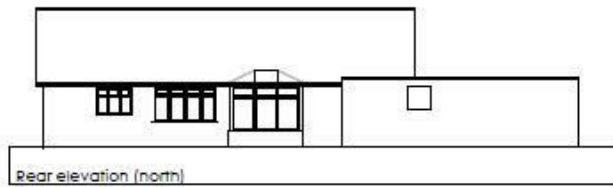
Drawing Title

Proposed alterations

Date: first drawn 20 January 2026

Scale: 1:100 @ A1

Job Number 3436/ 10



1. To view elevations to be shown in accordance to British Standards BS 1191 and BS 2799.
 2. All dimensions are taken from the centre of the main structure and any dimensions from the outside are shown in brackets.
 3. The drawing is the property of Sangwin Architects Ltd.
 4. The drawing is the property of Sangwin Architects Ltd.
 5. Contact details
- Architect
Sangwin Architects Ltd
100, Market Street
Hull, East Yorkshire
HU1 1RS



Client
Mr & Mrs J Featherstone

Project Description
24 West End
Swanland
East Yorkshire
HU14 3PE

Drawing Title
Existing dwelling

Date	first drawn 30 January 2026
Scale	1:100 @ A2
Job Number	3436/ 06

