

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



26 Welton Old Road, Welton, East Yorkshire, HU15 1NU

- 📍 Development Opportunity
- 📍 Mature 0.6 Acre Site
- 📍 South West Facing Rear
- 📍 Council Tax Band = F
- 📍 Detached Bungalow Currently
- 📍 So Much Potential
- 📍 Prime Location
- 📍 Freehold/EPC = D

Guide Price £550,000

INTRODUCTION

A tremendous opportunity exists to acquire a prime site which is ripe for redevelopment into a stunning new home. The current property is a generously proportioned detached dormer bungalow (floorplan attached) which indeed could be refurbished or remodelled to make a lovely home in its own right although the size of the plot provides plenty of scope to create a substantial modern detached dwelling, subject to appropriate consents. The property currently comprises an impressive hallway, large lounge and spacious kitchen together with up to 4 bedrooms. Practicalities are catered for by a side entrance lobby, utility, store and gardeners W.C., also with access out to the patio and direct to the garaging. This desirable street scene has seen a number of older properties redeveloped significantly, as evidenced by the neighbouring house to the north west boundary. Welton Old Road runs out of the village of Melton and into the picturesque and highly desirable Wolds village of Welton. This elevated position will provide some lovely views from upstairs windows. The plot has a gently sloping terrain with excellent parking to the front and gardens that have been cleared to the rear. This is certainly an exciting opportunity for those who are seeking a plot/property which can be developed into a dream home and ultimately will command a significant value.



LOCATION

Welton is one of the most picturesque and photographed villages in the East Riding of Yorkshire. Centred around its beautiful village green, duck pond, and the historic St Helen's Church, it offers an enviable quality of life defined by timeless charm and character. Nestled at the foot of the Wolds, Welton provides a peaceful residential setting that has long been considered one of the region's most idyllic places to live.

The village is home to the famous Green Dragon—a historic coaching inn—and a charming social club, both serving as central hubs for community life. For extensive shopping, residents are perfectly positioned minutes away from the facilities in Brough, while the nearby Welton Waters Adventure Centre offers fantastic opportunities for sailing and outdoor recreation.

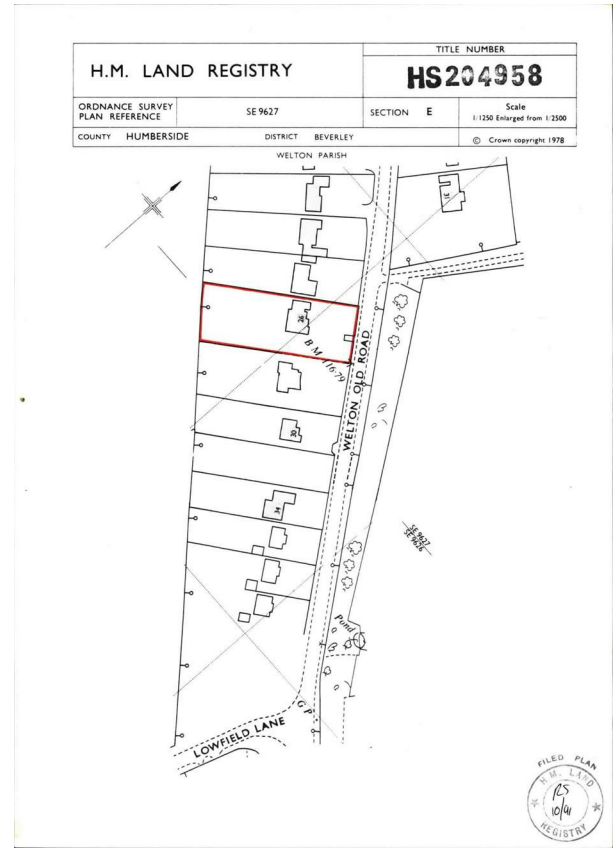
The village is served by the well-regarded Welton Primary School. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in the adjacent village of Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent choices for all age groups.

Welton provides superb regional connectivity, offering easy access to major transport links. Situated just off the A63, the village provides a direct route to Hull city centre and the wider M62 network. For rail travel, the nearby station at Brough offers regular regional services and direct high-speed links to London King's Cross.

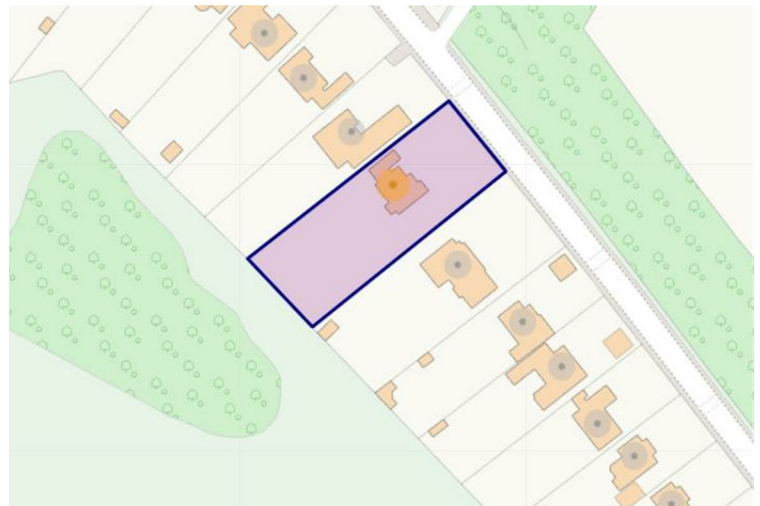
Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley: Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 58 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.



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HALLWAY



LOUNGE



KITCHEN



DINING ROOM/BEDROOM



BEDROOM 1



FIRST FLOOR

LANDING

Access to roof void. Access to "walk in" eaves area and airing cupboard. Plenty of further potential here.

BEDROOM 2

uPVC double glazed window to front.

BEDROOM 3

uPVC double glazed window to rear, built in wardrobe.

SHOWER ROOM

With coloured low level W.C., wash hand basin and shower cubicle.

OUTSIDE



HEATING

The property has gas fired heating via Valliant combination boiler fitted in 2020.

GLAZING

There is double glazing.

TENURE

Freehold

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

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.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

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, 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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

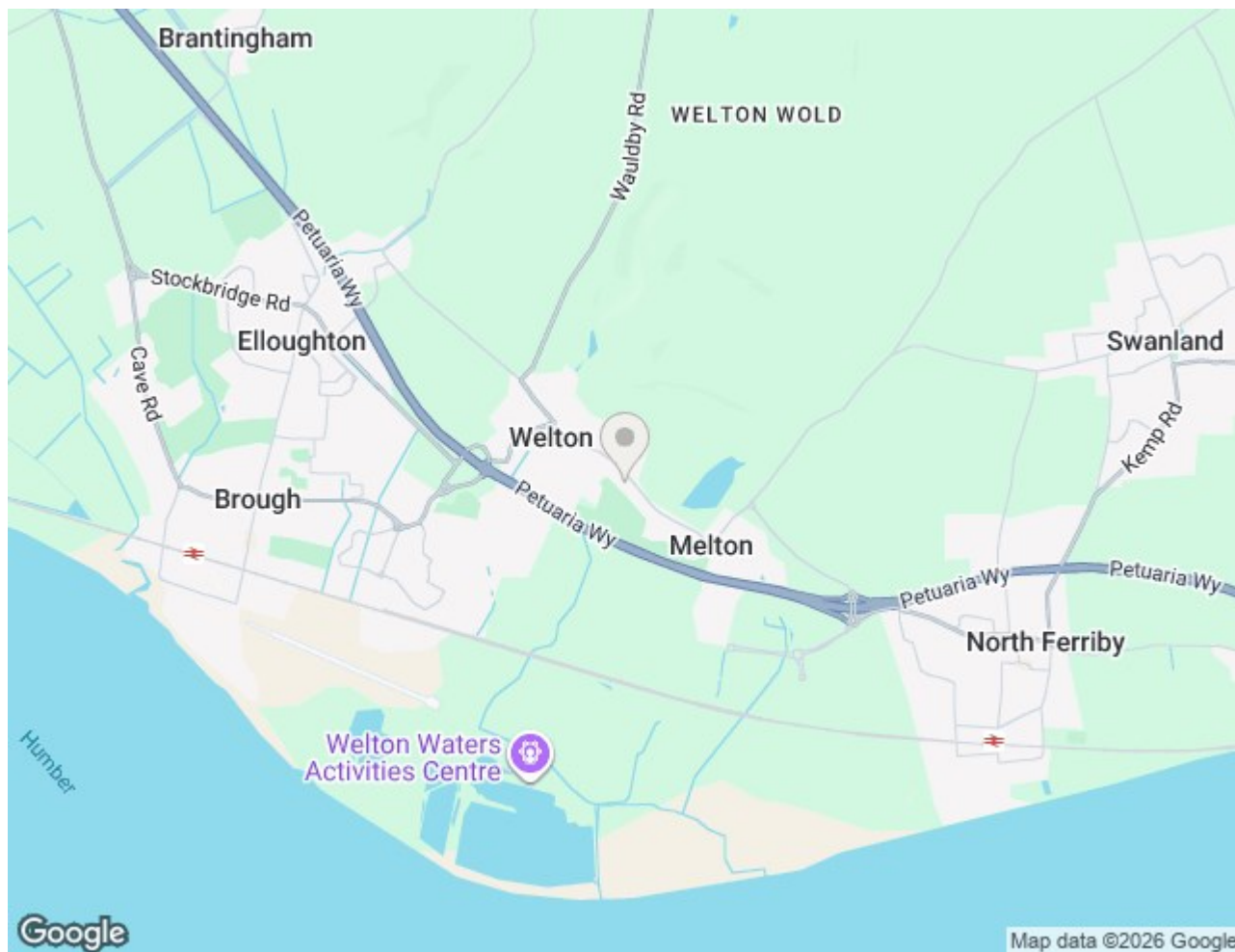
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

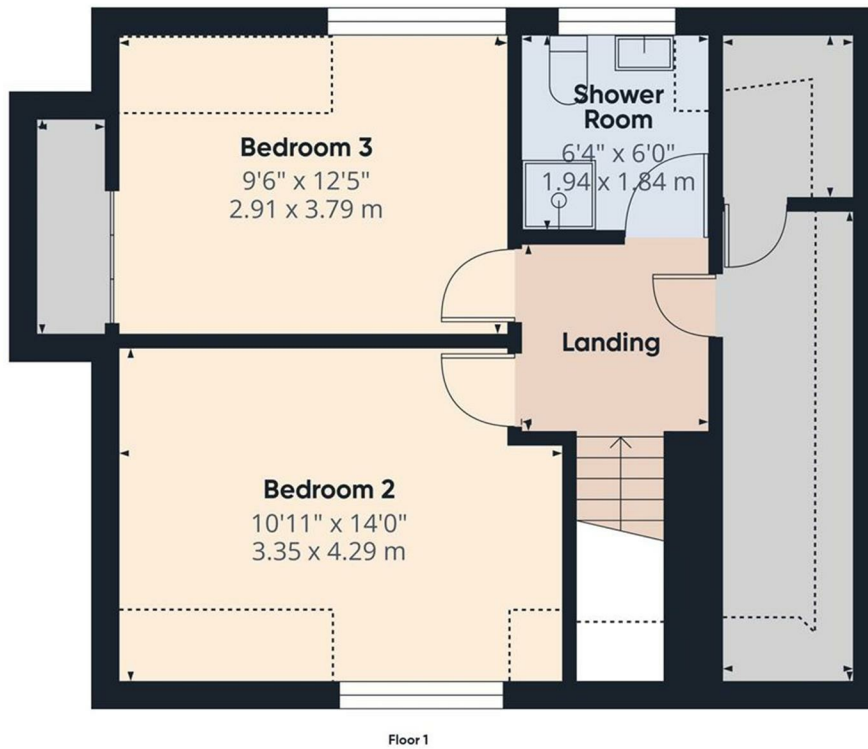
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.







Approximate total area^m

450 ft²
41.7 m²

Reduced headroom

75 ft²
7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	