



5 Humber View, Swanland, North Ferriby, HU14 3ND



A RARE CHANCE TO BUILD YOUR IDEAL HOME ON A LARGE SOUTH-FACING PLOT IN SWANLAND



Set in a sought-after location near the village centre, this site offers strong potential, with nearby homes reaching over £2m in value.

This is a genuinely exciting opportunity to secure a substantial plot in one of the most well-regarded West Hull villages.

Set on over three-quarters of an acre, the site enjoys a sunny south-facing position and offers plenty of space to design and build a home that suits your needs.

The existing single-storey property extends to more than 2,000 square feet. There is clear potential to build upwards (subject to the usual permissions), creating a much larger home in line with neighbouring properties.

Nearby property has achieved sale prices well above £2m, which shows the level of potential here.

The location works well for both families and commuters. Tranby Lane is a popular setting, and from here you can walk into the centre of Swanland with ease.

The village has a friendly feel, with a well-known pond, local shops, and everyday amenities close by.





Swanland Primary School is also within walking distance, which will appeal to those with younger children.

For travel, the A63 is just a short drive away, linking directly to Hull and the M62 for routes further afield. This makes it practical for anyone needing regular access to the wider region while still enjoying a village setting.

Plots of this size and position rarely come to market, particularly with such clear scope for development.

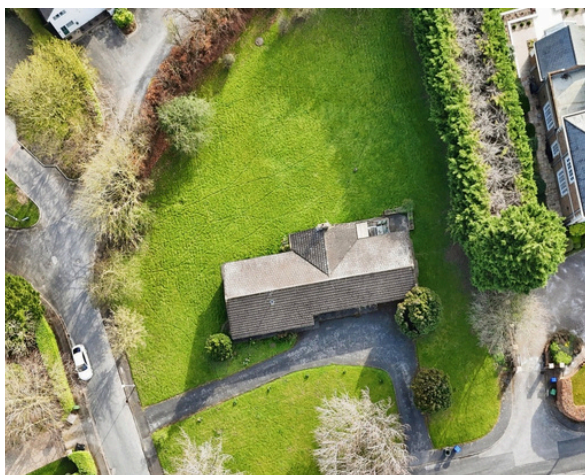
Whether you are looking to create a long-term family home or invest in a high-value build, this site offers the space and setting to make it happen.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

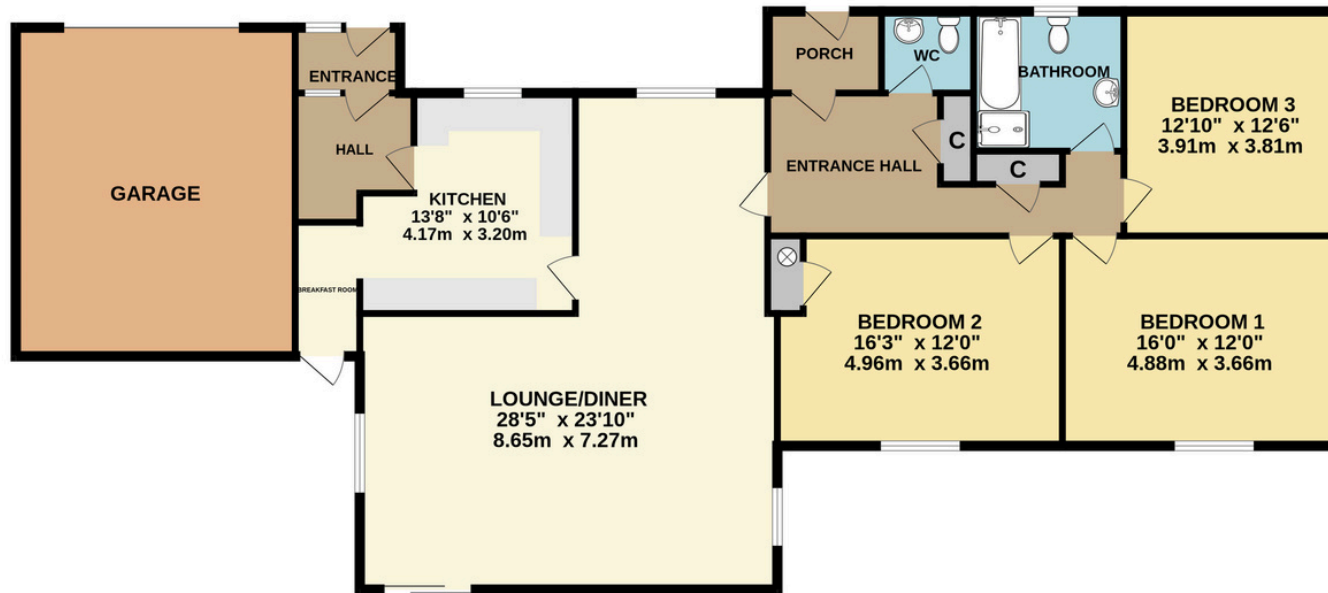
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
1858 sq.ft. (172.6 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

