



Development Opportunity at 64 South Ella Way, Kirk Ella, East Yorkshire,

📍 Conversion/Extension Project

📍 Currently a Det. Bungalow

📍 Full Planning Permission

📍 Council Tax Band = E

📍 For a Contemporary Home

📍 Two Storey Accom.

📍 Highly Desirable Location

📍 Freehold/EPC = D

£399,950

INTRODUCTION

An exciting redevelopment/extension opportunity exists to acquire an existing detached bungalow and create an outstanding contemporary home in a highly desirable residential location. Offered for sale is this 2 bedroom detached bungalow which stands on a mature plot of around 0.2 acre. Full planning permission has been granted to significantly remodel and extend the current bungalow and create 2 storey accommodation inline with the plans attached to the these particulars. Designed by the well reputed local architects Innovation Architecture, the design allows for a two storey dwelling of around 2,840sq. feet with 4/5 bedrooms and comprises a living room, open plan kitchen/dining/living area, utility, ground floor bedroom/snug with shower room. Upon the first floor, there are 4 bedrooms. 2 having an en-suite and there is also a family bathroom. Outside there is a terrace plus parking to the front and garaging. In the agents opinion, the projected value of the indicated dwelling would be circa £800,000.



PLANNING PERMISSION

Full planning permission was granted on the 24th May 2023 by the East Riding of Yorkshire Council for a significant remodelling of the existing property by way of "Erection of two storey extension to front, two storey and single storey extensions to rear, increase in roof height to create first floor accommodation above existing bungalow, erection of single storey garage to side following demolition of existing, and erection of boundary wall and railings with gates to frontage."

The notice of decision is attached to these particulars together with the appropriate plans. The application was 23/00621/PLF



County Hall, Beverley, East Riding Of Yorkshire, HU10 9BA Telephone 01482 393939
www.eastriding.gov.uk

Stephen Hunt Director of Planning and Development Management

Your Ref:
Contact: Mr Paul Cabanuik
Email: paul.cabanuik@eastriding.gov.uk
Tel: (01482) 393700
Date: 24 May 2023
Application No: 23/00621/PLF

Case Officer: Mr Paul Cabanuik

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Proposals:	Erection of two storey extension to front, two storey and single storey extensions to rear, increase in roof height to create first floor accommodation above existing bungalow, erection of single storey garage to side following demolition of existing, and erection of boundary wall and railings with gates to frontage
Location:	64 South Ella Way, Kirk Ella, East Riding Of Yorkshire, HU10 7LS
Applicant:	
Application type:	Full Planning Permission

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been APPROVED, in accordance with the terms and details as submitted, subject to the following conditions:

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- The first floor window to be created in the west facing side elevation (shown to serve the bathroom on drawing no. 758/POZ.B) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level before the development hereby permitted is first brought into use, and shall not thereafter be altered without the prior express consent in writing of the Local Planning Authority. (Replacement of the glass with glass of an identical type would not necessitate the Council being notified.)

This condition is imposed because the Local Planning Authority consider that if plain glass was used, it would be a safety hazard.

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Alan Menzies
Executive Director of Planning and Economic Regeneration

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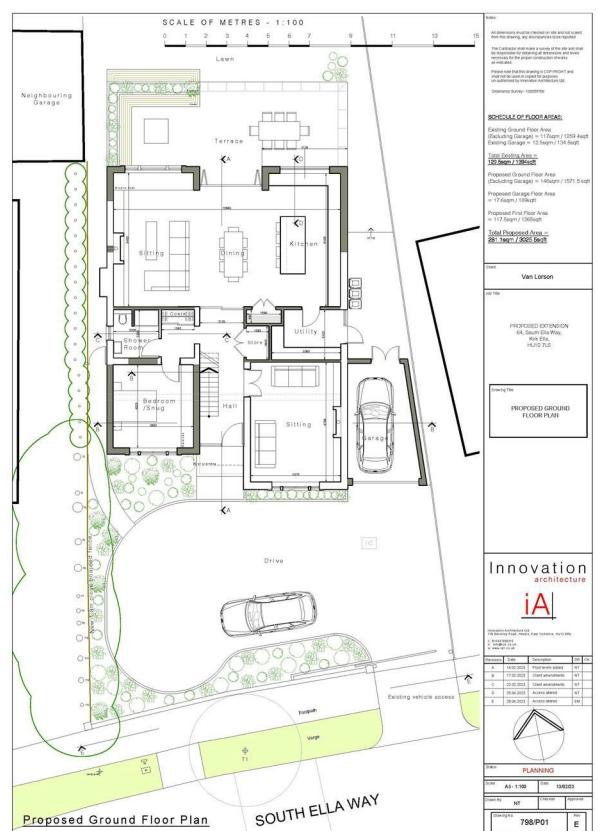


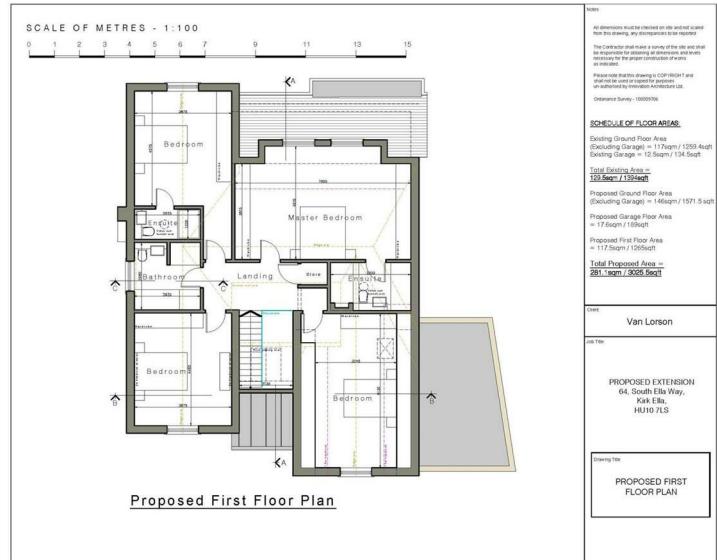
LOCATION

South Ella Way is a highly regarded residential area which lies between Mill Lane and Beverley Road in Kirk Ella, one of the areas most desirable locations situated to the west side of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling which includes nearby St. Andrews primary school and Wolfreton secondary school. The Haltemprice community and sports centre is easily accessible in addition to which Anlaby retail park lies nearby where such shops as Morrisons, M&S Food and a Next can be found. Convenient access to the A63 is available which leads to Hull City Centre to the east and the national motorway network to the west.



PROPOSED FLOORPLAN





PROPOSES SOUTH AND WEST ELEVATION



PROPOSED NORTH AND EAST ELEVATION



CGI PROPOSED NEW BUILD



GARDEN



STREET VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

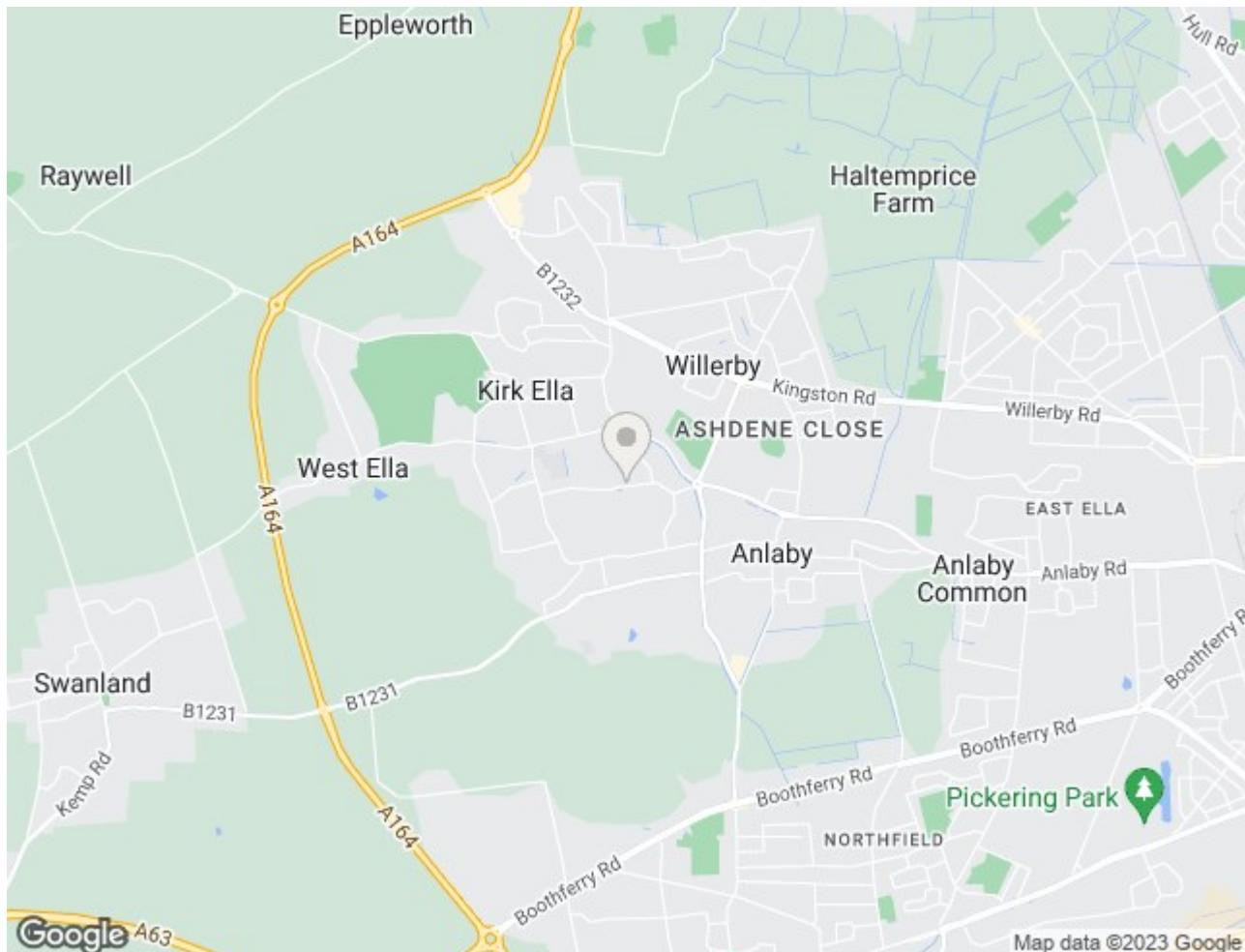
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

VALUATION SERVICE

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.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	