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Matthew
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MOVING HOME



Building Plot, 68 Southwood Road, Cottingham, East Yorkshire, HU16 5AH

- 📍 Superb Building Plot
- 📍 Established Street Scene
- 📍 Full Planning Permission
- 📍 For A Contemporary Home
- 📍 Approx 2,600 sq ft of Accom.
- 📍 Plot Of Approx 0.33 Acre
- 📍 Popular Location
- 📍 A Rare Opportunity

£225,000

INTRODUCTION

This superb single residential building plot stands along the established and popular street scene of Southwood Road, to the west of Cottingham village centre. Full planning permission has been obtained for the erection of a stylish detached house and associated garaging. Attractively designed, with the best of contemporary living very much in mind, accommodation extends to around 2,600 sq ft over 2 floors with 4 double bedrooms and excellent living space including an open plan kitchen/dining/day room. The plot has a frontage to Southwood Road of 20m approx and a depth of 71m approx which will provide a large rear garden.

LOCATION

This garden plot is currently part of 68 Southwood Road, Cottingham, along an established and very popular street scene situated between Winston Drive and St Margarets Avenue. The plot is therefore ideally placed for travelling towards Beverley, the Humber Bridge or the motorway network. Cottingham offers an excellent range of shops and amenities, many of which are situated within the bustling centre. The well reputed schooling of Westfield Primary and secondary at Cottingham High School are located nearby and the village also has its own mainline railway station.

PLANNING PERMISSION

Full planning permission has been obtained from the East Riding of Yorkshire Council for the erection of a detached dwelling and garage (notice of decision dated 16th October 2020).

Application Number - 20/00306/PLF

Full documentation is available on the East Riding of Yorkshire Council's planning portal.

As with any planning permission the development of the site is subject to a number of conditions which are outlined on the decision notice.

SERVICES

Mains, drainage, water and electricity are available in the street scene and a purchaser will be responsible for connecting to such through agreement with the appropriate providers. We would therefore recommend that any intending purchaser checks availability and conditions with the provider prior to commitment.

SITE LAYOUT





PROPOSED SCHEME



TENURE

Freehold.

Vacant position granted upon completion.

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.

VIEWING

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

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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



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	

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	