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**Limb**  
MOVING HOME



*Hillside, 15 New Village Road, Little Weighton, E. Yorkshire, HU20 3XH*

- 📍 Potential Building Plot
- 📍 Or Redevelopment Opportunity
- 📍 Nearly Half an Acre
- 📍 Council Tax Band = E
- 📍 Currently 3 Bedrooms
- 📍 A Rare Opportunity
- 📍 Delightful Location
- 📍 Freehold/EPC = C

***Guide Price £350,000***



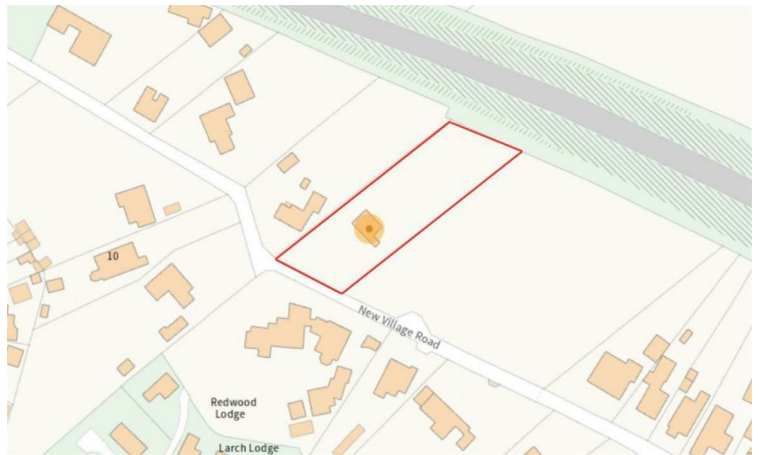
## INTRODUCTION

A great redevelopment opportunity or more likely a potential building plot in a delightful semi rural location. The site extends to approximately 0.47 acres, currently housing a three bed detached property believed to have been built around 1926 which has fallen into some disrepair in recent times. In the agents opinion, given the age and condition of the dwelling, coupled with the size of the plot, it is ideal as a redevelopment/extension project or demolition and rebuilding of a modern spec. house, subject to necessary consents. Overall, the site is close to half an acre with a frontage to New Village Road of approximately 27.6 metres (90 feet). The detached two storey house, if to be retained, requires modernisation/renovation and possible extension but does have uPVC double glazing and a recently installed air source heat pump to a wet radiator system. The accommodation is depicted on the attached floorplan and there is also a detached garage. The grounds are predominantly lawned/grassed and at the far end include a number of fruit trees. The property occupies an attractive position part way up New Village Road, a private lane on the whole characterised by individual detached properties. To one side of the site is an open grassed field which contributes to creating a lovely semi rural environment.

## LOCATION

FOR SAT NAV USERS HU20 3XH

The property is situated on New Village Road, off Rowley Road, Little Weighton. This popular village has in its centre an attractive duck pond and green, a village shop, a popular public house, a junior school and a nearby vehicle repair garage. There is a regular bus service to Beverley and Hessle. Some 4 miles to the west lies Cottingham which affords an excellent range of shops and amenities with the historic market town of Beverley some 5 miles away, Hull approximately 10 miles distance and the A63/M62 motorway network 5 miles travel.



## ROOMS AND DIMENSIONS

Hall - 15'2 x 6'0 (4.62m x 1.83m) approx.  
 Lounge - 13'10 x 12'0 (4.22m x 3.66m) approx.  
 Dining - 15'0 x 11'10 (4.57m x 3.61m) approx.  
 Kitchen - 9'10 x 8'0 (3.00m x 2.44m) approx.  
 Lobby  
 WC  
 Landing  
 Bed 1 - 13'10 x 12'0 (4.22m x 3.66m) approx.  
 Bed 2 - 15'0 x 12'0 (4.57m x 3.66m) approx.  
 Bed 3 - 10'0 x 8'1 (3.05m x 2.46m) approx.  
 Bathroom - 8'3 x 6'0 (2.51m x 1.83m) approx.

## ADDITIONAL INFORMATION

The property is not within a conservation area and New Village Road itself is generally characterised by dwellings on larger than average plots. To the east side of the property is an open grassed field and to the north, the now substantially filled railway cutting of the old Hull and Barnsley railway line borders the site.

New Village Road is a private lane cul-de-sac of around 30-35 properties which is maintained by the frontagers who traditionally have contributed on a 'per house' basis over the years to improve and maintain the road which is now tarmaced to a good standard. The area has a generally open feel, providing generous plot sizes to the houses fronting the road.

## AIR SOURCE HEAT PUMP

The wet radiator heating system powered by the Airsource heat pump includes fitted thermostatic valves to the radiators and it is understood that significant insulation levels have been added to the loft space.

The Air Source Heat Pump was installed with the aid of a grant, part of which would be repayable in the event of the house being demolished for redevelopment within a specified period set out under the terms of the original grant. Should a purchaser wish to demolish the house, the Vendor will undertake to repay the outstanding balance, subject to safeguards provided by the purchaser of proof of a genuine proposal to demolish.

## TOWN AND COUNTRY PLANNING

The Local Plan governing development in the area is the East Riding Local Plan 2016 which is to be superseded by a Local Plan Review, which is currently awaiting the Planning Inspector's report, following an Examination in Public.

It is not anticipated that the policies in this area will significantly change from those contained within the 2016 Adopted Plan. The New Village Road area is shown as outside the Settlement Limit of Little Weighton and development/re-development is therefore currently governed by policies relating to areas of open countryside.

Policy S4, entitled "Supporting Development in Villages and the Countryside", is contained within the East Riding Local Plan 2016 and an extract of Policy S4 is set out below under the heading "Countryside".

At number Section 2 of C, replacement dwellings are, as a matter of general policy, permitted where proposals respect the intrinsic character of their surroundings. Good design would therefore be important.

Paragraph 4.41 of the Adopted Local Plan states as follows:

"Replacement dwellings will be permitted in the Countryside where their design and character reflects the surrounding area and results in an increase of the usable floor area of the original building, normally by no more than 50% (ie. the original dwelling as built or as at 1st July 1948, as defined in the General Permitted Development Order). In certain circumstances, a new dwelling of exceptional quality or of truly outstanding innovative design may be supported in line with national planning policy."

Anyone wishing to consider purchase of the plot to re-develop should therefore take professional advice.

## DEVELOPMENT UPLIFT CLAUSE

Whilst it is believed that re-development of the property would be limited to a replacement dwelling in planning terms, a "development uplift clause" will be placed on the sale "clawing back" 50% of any development value gain if any additional dwellings are permitted. (More than one on the site).

## SERVICES

The property is heated with an air source heat pump serving the radiators and it is believed it provides hot water. The property has mains electricity, water and foul drainage.

## TENURE

Freehold Vacant Possession upon completion.

## JOINT AGENTS

We are instructed in this matter as joint agents with Michael Glover LLP Chartered Surveyors.

Globe House, 15 Ladygate, Beverley, East Riding of Yorkshire, HU17 8BH.

Tel: (01482) 863747

Email: [mgllp@mgllp.karoo.co.uk](mailto:mgllp@mgllp.karoo.co.uk)

## VIEWINGS

The plot can be accessed at any reasonable time during daylight hours after first confirming an intention to visit with either of the selling agents, Michael Glover LLP or Limb Estate Agents. A key can then be collected for the property from a nearby neighbour.

## 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.

## AGENTS NOTE

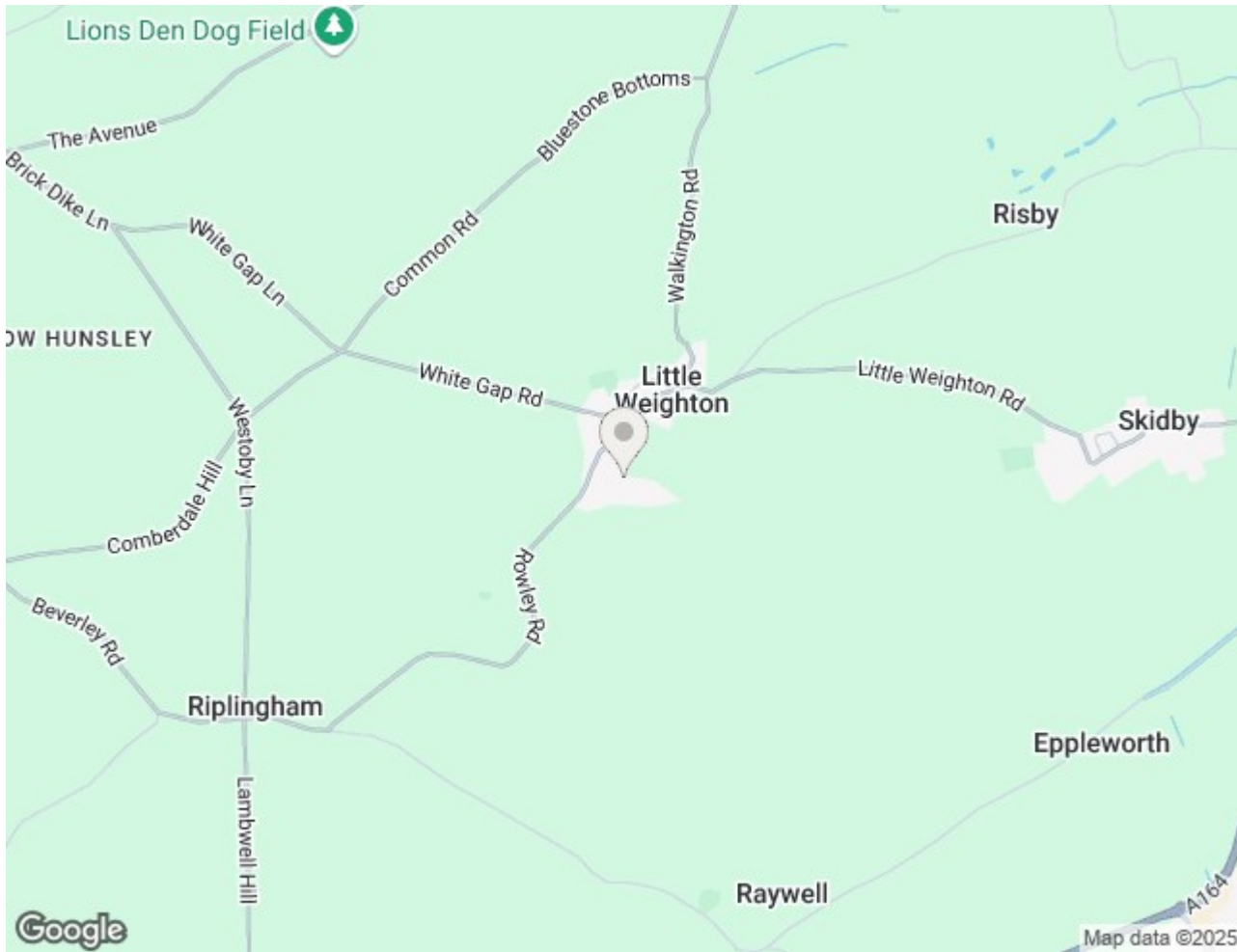
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

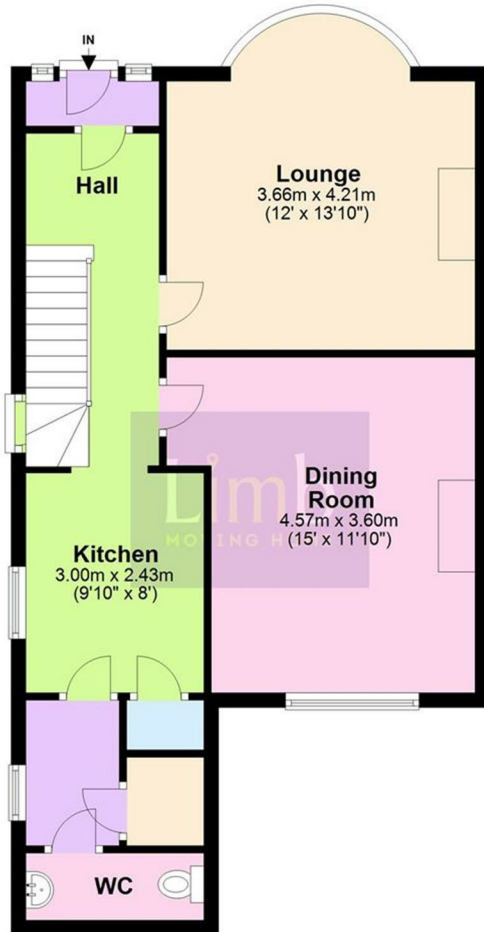
## VALUATION SERVICE

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.



## Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)




## First Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



Total area: approx. 110.7 sq. metres (1191.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	