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Limb
MOVING HOME



Building Plot, Tower View, Anlaby, East Yorkshire, HU10 7EG

- 📍 Detached Brick Garage
- 📍 Potential Building Plot
- 📍 For a Single Dwelling
- 📍 Subject to Planning
- 📍 Approx 0.1 Acres Site
- 📍 Established Setting
- 📍 Sought After Location
- 📍 Rare Opportunity

Guide Price £150,000

INTRODUCTION

Offered for sale is a rare opportunity of a potential building plot in a sought after and established location. An unusual offering to the market is this detached brick and tile built double garage which has its own access to Tower View. It has formerly comprised a supplementary garage to no. 16 Croft Drive which lies to the east, there being a boundary between 16 Croft Drive and the curtilage of the detached garage/plot. The site comprises an entrance from Tower View, a turning head, a concrete forecourt and the double garage. The overall site area amounts to approximately 0.1 acre and is depicted on the attached plan, edged red.

LOCATION

The property is accessed from the head of the small residential cul-de-sac of Tower View, situated off Tranby Ride to the south of Tranby Lane, Anlaby which is a much favoured and established residential location. The surrounding area of Anlaby, Kirk Ella and Willerby offers an excellent range of shops, recreational facilities and amenities. In addition, well reputed public and private school which can be found nearby. The property is situated within the catchment area for St Andrews Primary School and Wolfreton Secondary School. Convenient access is also available to Hull city centre, the Humber Bridge and the nearby towns of Cottingham and Beverley, in addition to convenient access towards the A63/M62 motorway network.

THE DOUBLE GARAGE

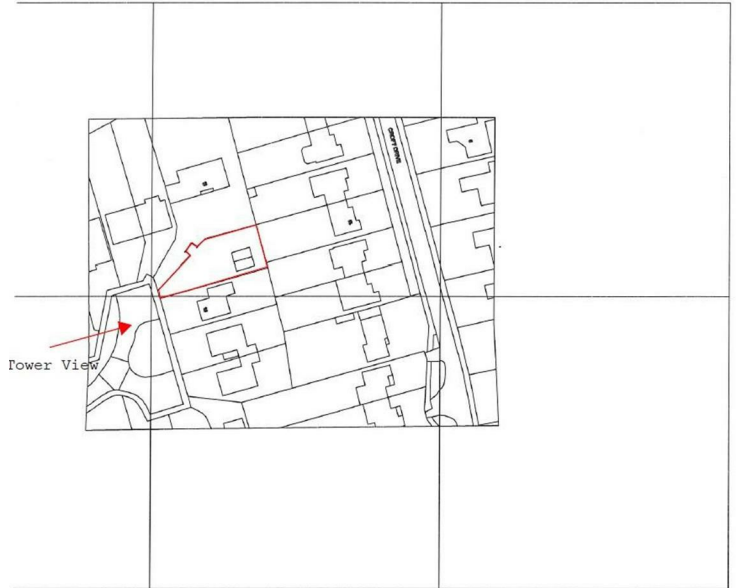
Of brick construction beneath a pitched tiled roof. The external dimensions of the garage are 6.41m long by 6.4 metres wide. The garage has two electrically-operated doors to the front, a rear personal door and a concrete path leads around the garage.

The garage is security equipped with electric shutters to the doors, including the personal door and internal steel barred windows. The turning head is gravel surfaced and there is an adjoining open area to the north and east of the garage within the curtilage of the plot.



PLOT AREA

The plot, as measured from the Ordnance Survey Plan, amounts to approximately 0.1 acre and is shown for identification purposes only on the attached plan, edged red.



TOWN AND COUNTRY PLANNING

The curtilage of the garage/potential building plot lies within the body of the settlement of Anlaby and within the confines of Tower View, of which it has a separate vehicle and pedestrian access. As such, the agents are of the opinion that there is potential for either redevelopment incorporating the garage or demolition and redevelopment with a single dwelling of modest proportions, subject to planning and any other necessary consents.

EXPRESSIONS OF INTEREST

The vendors are open to considering a sale on either an unconditional basis, subject to contract, or subject to a contract conditional upon the grant of planning permission for redevelopment of the plot, subject to agreed timeframes and the format of development proposed.

Interested parties should make clear the basis of any offer they wish to make and the terms of their offer should be made to either of the joint selling agents. If making an offer on a conditional contract basis, a bidder should make clear the scale and nature of the type of development proposed, including square footage/metreage of the development footprint. A reasonable timescale would be given for the securing of a planning permission if a bid is accepted on a conditional contract basis.

SERVICES

It is believed that the power supply to this garage is taken by an underground cable from 16 Croft Drive which is also being marketed contemporaneously with this offering and it will be a requirement of the purchaser of 16 Croft Drive to disconnect the electricity supply to the garage plot, unless the same purchaser, purchases both.

VIEWING

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

TENURE/POSSESSION

The property is offered freehold with vacant possession upon completion.

OUTGOINGS

We are not aware of any outgoings affecting this property.

JOINT SELLING 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.

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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	