



Hacienda Range, Coronation Road, Ulceby, DN39

£120,000



- Ideal Self Build Opportunity
- 0.175 Acre Plot
- On Site Living Accommodation
- Vacant Possession
- Mains Services Connected
- Planning in Place for a Four Bed Detached Dormer and Double Garage
- Fantastic Location
- No Chain

Bell Watson are delighted to market this 0.175 acres (707.5 m2) plot with easy access to the site in a popular location of Ulceby having full planning permission for a four bed, two bath detached dormer bungalow. Mains services are already available on the site. The plot benefits from an existing two bedroomed cabin having full residential living rights with no conditions and can be lived in while the build takes place which briefly comprises a kitchen, reception room, shower room, garden room, heating and hot water and detached garage.



LOCATION

The picturesque village of Ulceby is well positioned for commuting to the main employment areas of the region, with convenient access to the M180 motorway, Hull, Grimsby and Humberside International Airport. Offering amenities to include; general store, post office, Co-op, public house, Chinese takeaway / fish and chip shop, community hall and well regarded primary school.

ACCOMMODATION

Currently a two bedroom cabin with full planning and services in place for a four bedroom detached dormer bungalow and detached double garage.

EXISTING CABIN

This building plan is strategically designed to allow the cabin to remain on-site throughout the construction process.

KITCHEN

RECEPTION ROOM

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

GARDEN ROOM

PLOT

0.175 acres (707.5 m2) having easy access from the road.

GARAGE

A concrete sectional garage with a brick effect.

SHARED ACCESS DRIVEWAY

The shared access is limited to the white area shown on the building plan.

ROAD ENTRANCE

PLANNING

Full planning consent was granted on 29th February 2024 to demolish (upon completion of the build) the existing cabin and garage, and replace with a detached dormer bungalow and double garage.

Full details of the planning consent can be found on the North Lincolnshire Council planning website under PA/2024/10

SERVICES (not tested)

Mains, water, electricity and drainage are available on site





