



Hacienda Range, Coronation Road, Ulceby, DN39

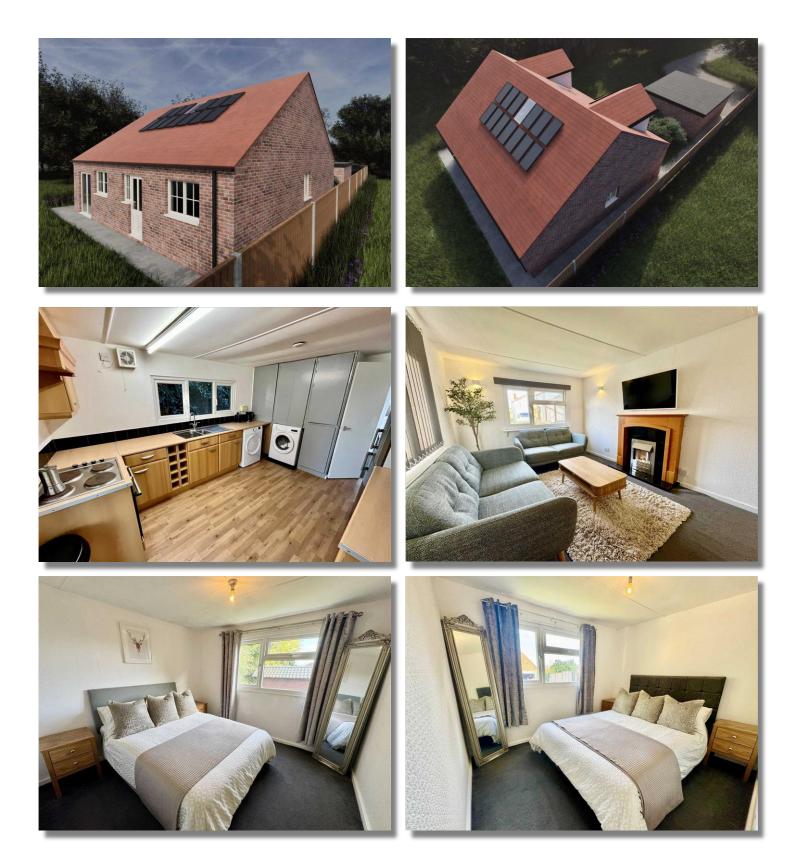
£120,000



- 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, Coop, 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

















PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their 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 the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee 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 Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must re on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check a appliances/services before legal commitment.

Bell Watson & Co Limited. Registered Office: 66 Wrawby Street DN20 8JE Registered in England and Wales Number 06966294. Regulated by RICS

노 (01652) 655151 🛛 🛛 brigg@bellwatson.co.uk 🌐 www.bellwatson.co.uk