



Building Plot, R/O 117 Newland Park, Hull, HU5 2DT



A STUNNING, BEAUTIFULLY LANDSCAPED BUILDING PLOT IN THE NEWLAND PARK CONSERVATION AREA  
WITH PLANNING PERMISSION FOR A SUBSTANTIAL FOUR BEDROOM HOUSE



You will struggle to find a better looking plot than this. Formerly part of a large stunning garden at the rear of Newland Park, enjoying a wide road frontage, the majority of the setting affords considerable privacy. Planning permission has been granted for a substantial four bedroom detached house, full details of which form part of these sale particulars. Building plots in locations as good as this rarely come to the open market. An exciting opportunity to build and style your own home and a good proposition for a small developer.

## Location

Chanterlands Avenue is a popular shopping area within the northern part of Hull and offers excellent local amenities including shops, restaurants, public transport and schooling including the Hull University. The City Centre is a short driving distance away and in the centre of Hull is a main line British Rail Station offering intercity services to all parts of the country.

## Viewings

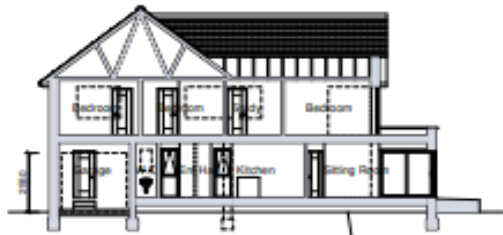
Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Newland Avenue office on 01482 343399. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine & Country in this region than any other agent. Book your free valuation now!



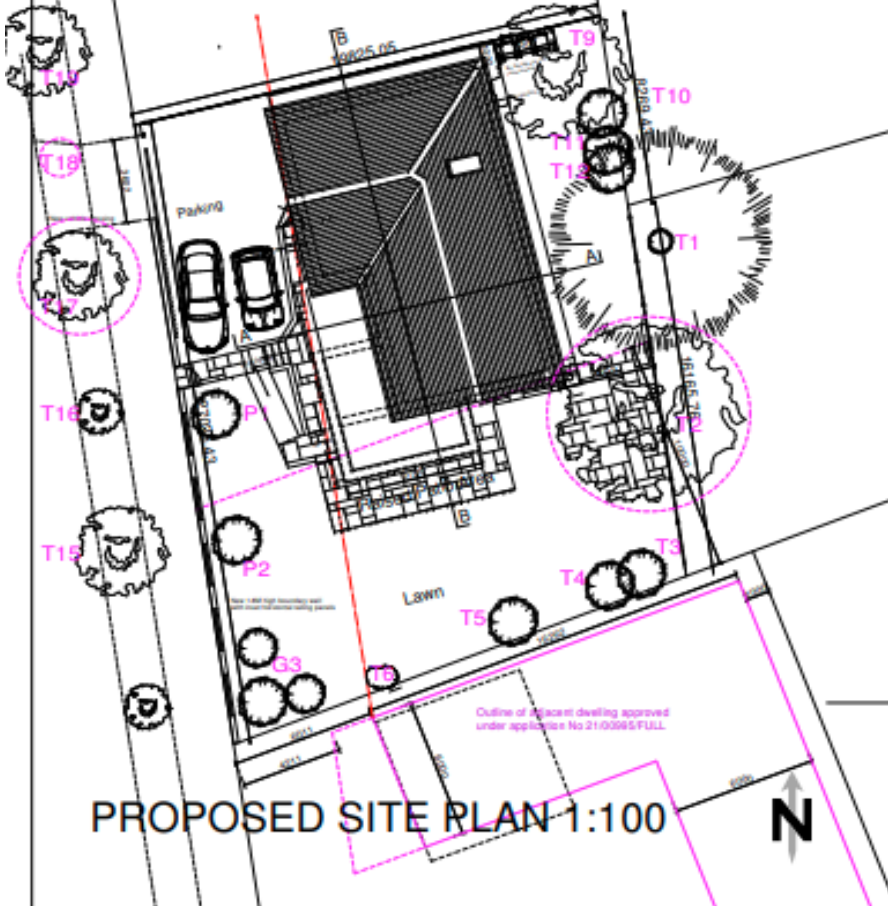
SECTION A-A



SECTION B-B



LOCATION PLAN 1:1250



PROPOSED SITE PLAN 1:100



VIEW FROM CHANTERLANDS AVENUE

DO NOT scale from drawings - work to agreed dimensions. Contractor to verify dimensions of any discrepancies. It is the contractor's sole responsibility to verify the relevant dimensions on the site BEFORE manufacturing or ordering items. Drawing to be read in conjunction with relevant plans from the Specification / Schedule of Work and Engineers Structural Calculations and Details if applicable.

PROPOSED DWELLING TO REAR OF 117 NEWLAND PARK, HULL, HIS 207 FRONTING ONTO CHANTERLANDS AVENUE FOR MR & MRS R. GROZE.

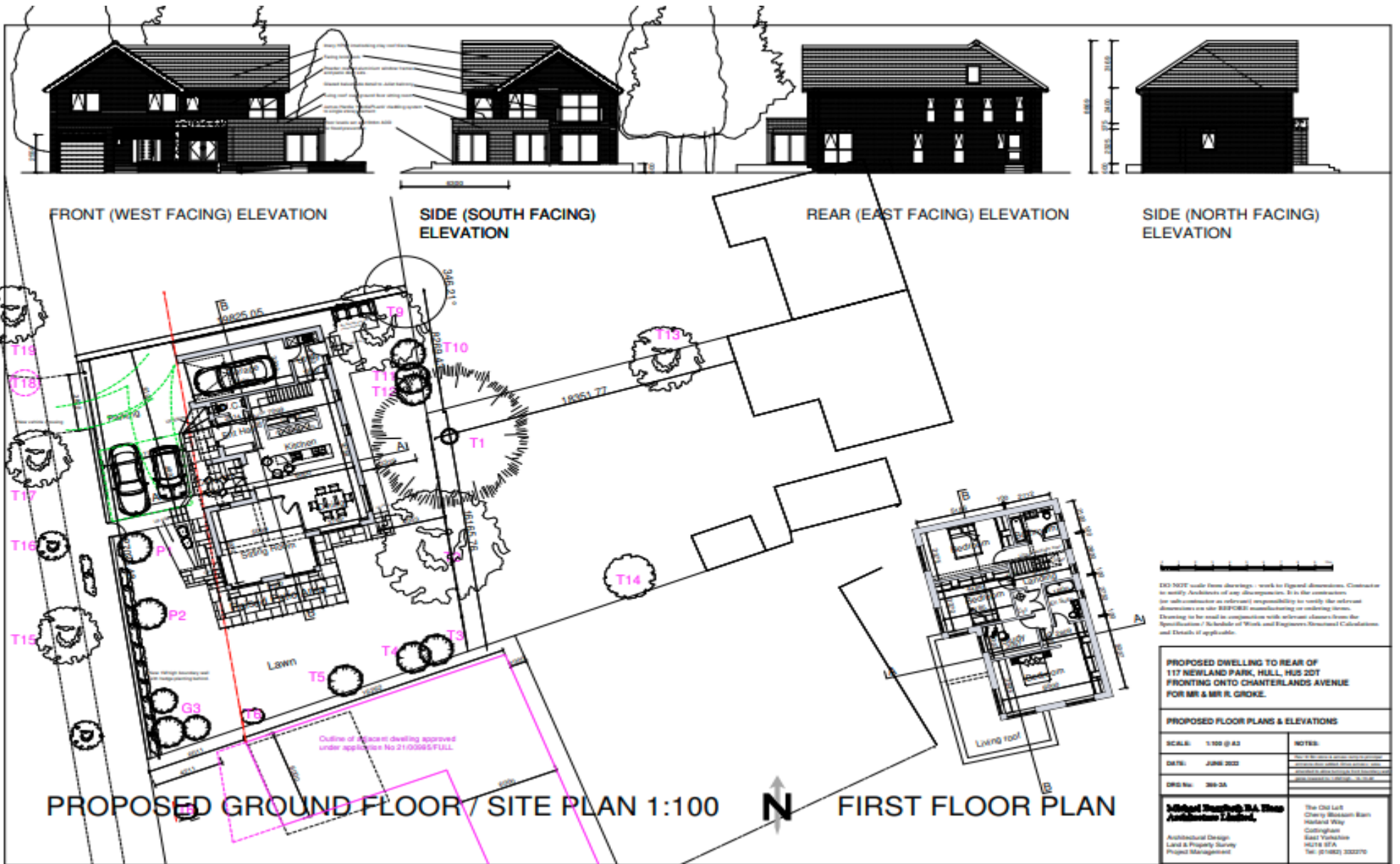
LOCATION & SITE PLAN

SCALE: 1:100 @ A2	NOTES:
DATE: JUNE 2022	
DWG No: 204-2A	

**Michael Shepherd, B.A. (Hons)**  
**Architectural Designer**

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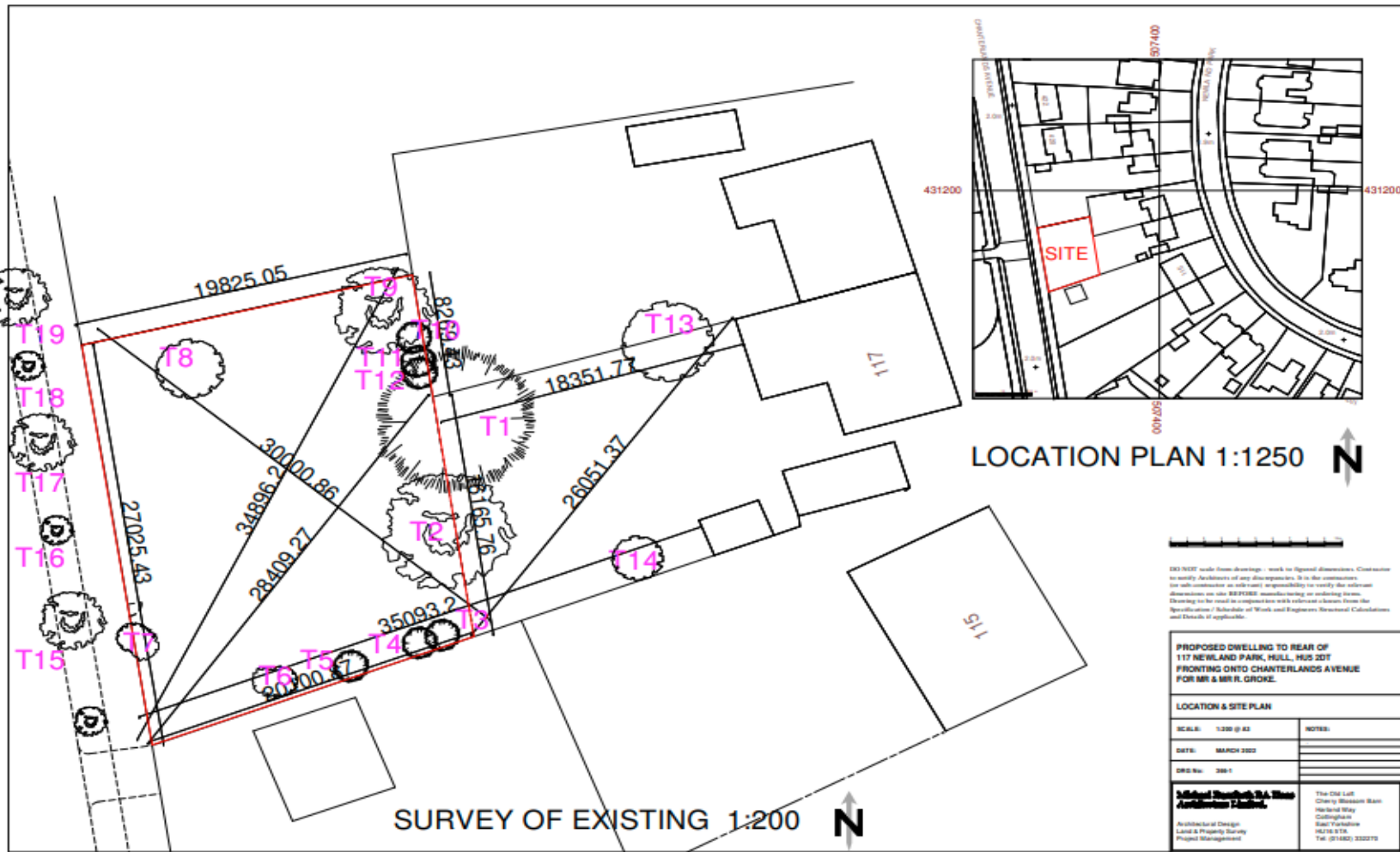
DO NOT scale from drawings - work to figure dimensions. Contractor to verify Architect's or any dimensions. It is the contractor's (or sub-contractor as relevant) responsibility to verify the relevant dimensions on site BEFORE manufacturing or ordering items. Drawing to be read in conjunction with relevant documents from the Specifications / Schedule of Work and Engineers Structural Calculations and Details if applicable.

PROPOSED DWELLING TO REAR OF 117 NEWLAND PARK, HULL, HU5 2DT FRONTING ONTO CHANTERLANDS AVENUE FOR MR & MRS R. GROKE.

PROPOSED FLOOR PLANS & ELEVATIONS	
SCALE: 1:100 @ A2	NOTES:
DATE: JUNE 2022	1. See attached planning application for details.
DRG No: 200-2A	2. See attached planning application for details.

**Richard Shepherd BA (Hons) Architectural Designer**  
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 Land & Property Survey,  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

