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Matthew
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MOVING HOME



Talbot Lodge, Woodfield Lane, Hessle, Yorkshire, HU13 0EW

- 📍 Design & Build Opportunity
- 📍 With Church Gate Homes
- 📍 Beautiful Park Like Setting
- 📍 Only 2 Plots Left
- 📍 0.53 acre & 0.42 acre
- 📍 Approx. 3000 to 4000 sq.ft
- 📍 Desirable Location
- 📍 Build Your Dream Home!

Guide Price £850,000

INTRODUCTION

We are delighted to offer this fantastic "Design and Build" opportunity with Church Gate Homes in the established and leafy setting of Woodfield Lane, Hessle, one of the areas most desirable street scenes. Rarely do you get the chance to be involved in designing and having your own dream home built from the ground up. Buying a new home can leave you feeling underwhelmed by the lack of individuality and the standard of specification. Embarking on a self build project can be a daunting task creating tension and stress with a result falling somewhere short of your expectations.

Church Gate Homes will create a unique home that will be designed and specified to meet your own requirements and truly be the "home of your dreams". This luxury development of only three homes will enjoy a beautiful park like setting with mature trees within the site and to the borders creating a delightful environment.

Only two plots remain available being plot 2 at 0.53 acre and plot 3 at 0.42 acre, each will accommodate dwellings of between 3000 to 4000 sq.ft. depending on buyers preference and any revision of the current planning permission that may be necessary. The total project cost is dependant on what size and specification is desired, which would be predetermined and agreed with Church Gate Homes at the start. A purchaser will pay by a pre-agreed staged payment method as the development progresses. The attraction is therefore that rather than buy a ready built brand new home which will include a developers profit margin within the price, and with their specification the cost here will be a combination of the land value plus building costs.

CHURCH GATE HOMES

Church Gate Homes are luxury home developers who have been designing and building some of the finest contemporary, traditional and avant-garde homes in the region.

With a team of experienced professionals Church Gate Homes will help you turn your dream into reality.

The properties come complete with an NHBC warranty.



LOCATION

The plots are presently garden land to Talbot Lodge which itself will be retained and the new properties being sited to the side and rear. The development is situated on the western side of Woodfield Lane which runs from Ferriby Road, Hessle and forms part of Hessle's conservation area which comprises many fine homes of distinction. This established and exclusive setting is ideally placed for a wide range of amenities, many of which are located in the nearby Hessle square. There has been a recent growth in restaurants, delicatessens and many other niche traders making Hessle a very desirable place to live. Situated approx. 5 miles to the west of Hull city centre on the banks of the River Humber, Hessle benefits from rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriage way leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Schooling for all ages, public and private, is available locally in addition to many recreational facilities.



PLOT 2 FRONT ELEVATION



Front Elevation

PLOT 2 REAR ELEVATION



Rear Elevation

PLOT 3 FRONT ELEVATION



PLOT 3 REAR ELEVATION



TENURE

Freehold

PHOTOGRAPH DISCLAIMER

The CGI images displayed are indicative of the house types that could be designed on the site.

VIEWING

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

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.

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.


VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



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	