

# MARTIN MASLIN

**PLOT 3, ST JAMES MEADOW  
OFF SOUTH VIEW  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4XA**



**\*\* FURTHER INFORMATION CAN BE FOUND AT [southview.homes](http://southview.homes) \*\*  
**Largest Plot on the development!****

Build your own dream home at Plot 3 on a select development of just 10 executive homes located in the heart of Humberston lying just off South View close to local amenities and the Resort Town of Cleethorpes and Grimsby, with great Road and Rail links nationwide. Plot 3 is approx. 55m ( 181 feet) deep x 20m (66 feet) wide so 1100 m<sup>2</sup> plot over 0.27 of an acre. The accommodation will include: Lounge & Study to front, boot room, attached double garage, open plan Living/Dining/Kitchen and a Utility Room and W.C. To the first floor there will be three/four Bedrooms including the Master Bedroom with Ensuite, and a Family Bathroom, second floor has 2 more bedrooms and bathroom.

Outside the gardens have space to landscape to your tastes and. There is planning granted for a swimming pool (Optional). A fabulous opportunity which can't be missed. There are only a few plots on this prestige development coming to the Market and plot 3 is the Largest South Facing plot on the development.

**£270,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

**[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)**

## THE DEVELOPMENT

'St James Meadow' is a private gated community of just 10 executive homes. Located in the heart of Humberston Village, yet close to local amenities and the Resort Town of Cleethorpes and Grimsby, with great Road and Rail links nationwide.

Picture shown is a render of the current plan, though design as well as bricks or render, tiles, windows etc can be amended, so its not a final view of the house.

As a private gated community its road remains private & only the residents or their visitors will be able to access the development, meaning it is not only safe and secure but it also benefits from very low levels of traffic and low traffic speeds.

Plot will come with all Mains Services in the road, you only need pay the small connection charges. Electricity will be 3 phase 28kVA, there will also be high speed Gigabit Internet available ideal for those with working from home in mind.

The private road will be block paved and at entrance there will be an electronically operated gate, a separate pedestrian gate and it will have recorded CCTV. Gates can be opened by Code / Fob / App on smart Phone or from a Video Intercom in the house and all this is included in the plot price. (Smart Phone App can be operated from anywhere).

There will be street lighting and also a 1/5th Acre of communal Wildflower Meadow. All Plot owners will be gifted a 1/10th share in the management company that will own the road and the wildflower meadow, so all 10 residents co own all of the communal area's.

There will be a locked resident gate that allows access onto an adjacent footpath ( when completed) that leads to the outstanding Coach House pub & restaurant and also the Countryman pub, as well as the Pharmacy & takeaway shops of Fieldhouse road, a short walk away. There is a small annual fee for the maintenance of the communal area's, street lighting etc.

## ARTIST IMPRESSION

The purchaser has a choice of final design and also material, door & window choices.

## THE PLOT

Plot 3 is approx. 55m ( 181 feet) deep x 20m (66 feet) wide, a plot of around 1100m<sup>2</sup> or just over a 1/4 of an acre with South Facing Private rear garden, this is the largest plot on the site. Full planning permission for a 3750 sq ft Executive detached house with attached garage block, plus planning for an Outdoor Swimming Pool.

## PLANNING PERMISSION

Full Planning Permission has been granted under the North East Lincolnshire Council, REF: DM/1052/23/FUL on 27th March 2024.

## THE PROPERTY

**GROUND FLOOR:** Lounge, Study, Open plan Kitchen, Dining, Garden/Family room, Boot room, Utility and Downstairs WC.

**FIRST FLOOR:** Master Bedroom with balcony, dressing room & ensuite, 2 further double bedrooms both with Ensuites & dressing rooms. Room over Garage is 3.5m x 6.8 m and can be an Office / Games room or additional Bedroom with Ensuite & Dressing room, with its own stair case from hallway.

**SECOND FLOOR:** 2 Double Bedrooms with Dormer windows, Family Bathroom.

**OUTSIDE:** Attached Extra Large Double Garage with room above for a Games Room / Home Office or additional Bedroom. Design your own gardens and landscaping. There is also possibility of adding a swimming pool as several other resident's have.

## Benefits of a Self Build Home:

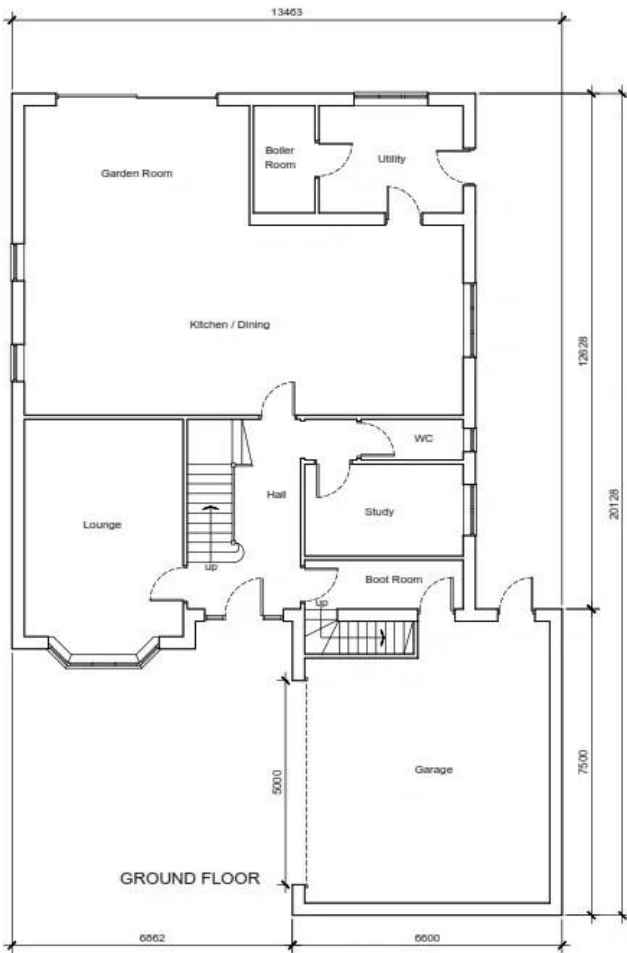
- Build your home to your own specification.
- Claim back VAT on all materials.
- 10 year build warranty on house plus warranties on boilers and all appliances.
- Low Carbon house with low running costs.

For a self-build mortgage visit [www.buildstore.co.uk](http://www.buildstore.co.uk) you can get an Accelerator self-build mortgage for up to 90% of Land costs and 90% of build costs, so of the total build and land cost you only need a 10% deposit. You also get payments in advance of each build stage so your cashflow is always positive.

Internal layouts can be altered without planning permission. House design can be changed if desired but this will require permission.

Heating will be via Air Source Heat pumps with Under floor heating and high levels of insulation. Homes are very Low Carbon and energy efficient; they will also have an EV Car Charging point this can be a fast charger as all homes will have a 28kVA 3 phase connection. These homes will have a 33% Lower Carbon Footprint than previous new build homes.

Build must be completed within 18 months of land purchase.







**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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