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HUDSON  
PROPERTY



## Elloughton Dale, Elloughton

# Guide price £125,000

- Plot of Land (0.44 acres)
- Full Planning Approval
- Underground Eco-Home
- Off Street Parking
- Stunning Rural Location
- Close to Village/Amenities
- Outstanding Location
- Superb Opportunity!

## INTRODUCTION

Designed by award-winning architect, David Ettridge, this is undoubtedly one of the most exciting residential property opportunities ever to hit the East Riding of Yorkshire. This plot of land, at the heart of Elloughton Dale and only a half-mile walk from the centre of Elloughton village, surrounds a former reservoir for which Full Planning Permission has been granted for the development of a 3/4-bedroom underground home. The land area is about 0.44 acres with a 220 meter (720 feet) perimeter. The existing reservoir chamber is square with an area of about 1600 square feet, and the plan is to excavate 20 feet further into the hill to increase the internal area to about 2400 square feet. The existing bridge will be enlarged to create a spacious access to two off-street parking spaces. For further information, please call Hudson Property on 01482 645100.



## Transport & Local Amenities

Nearest shops/pub - 0.5 miles on foot, 0.7 miles by car (Elloughton Village)

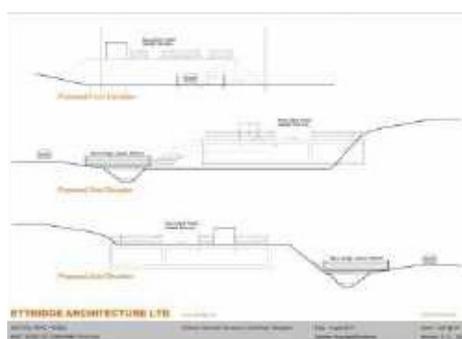
Nearest train station - 2.3 miles (Brough Station, with direct service to London KX)

Nearest international airport - 20.3 miles (Humberside Airport)

## Existing Reservoir

12.28m x 12.28m (40'3" x 40'3")

The existing reservoir, which is disused and empty, can currently be accessed via a manhole by descending via wall-mounted rungs. The chamber is roughly square measuring about 40 ft with an internal height of 2.28m(7'6"), giving an internal footprint of about 1600 sqft. The diagonal distance measures approximately 17m(55'9").



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### The Proposed Dwelling

Planning approval has been given for a development area measuring 40 ft by 60 ft (2400 sqft), which would involve the existing reservoir being extended back, below ground, by a further 20 ft.

### Additional Information

For more detailed information on this property, architect's plans, estimates, photographs and archives, please visit the following link: <https://www.dropbox.com/sh/n674j4zcza5ntm0/AABWK5vbgKOgFIEjCFXw93yca?dl=0>



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#### OTHER INFORMATION

**Council tax: TBC**

**Services: TBC**

**Tenure: Freehold**

**Fixtures & Fittings: N/A**

**Viewing: strictly by appointment only - call Hudson Property on 01482 420800.**

#### NOTE ABOUT PHOTOGRAPHS

A wide angle lense has been used in order to show as much of the rooms as possible, but this can sometimes distort the size of the rooms, so please do refer to the measurements and floor plans available.

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