			Project: The Chestnuts, Station Road, Fangfoss		
						Title: Conveyance Plan		
			Client: Mr & Mrs Cant					
			Scale: 1:1250 @ A4		Date: 29.08.19			
Revision:	Note:		Date:	Drawn By: BF		Drawing Number: 467.003		Revision: /

Station Road, Fangfoss, York

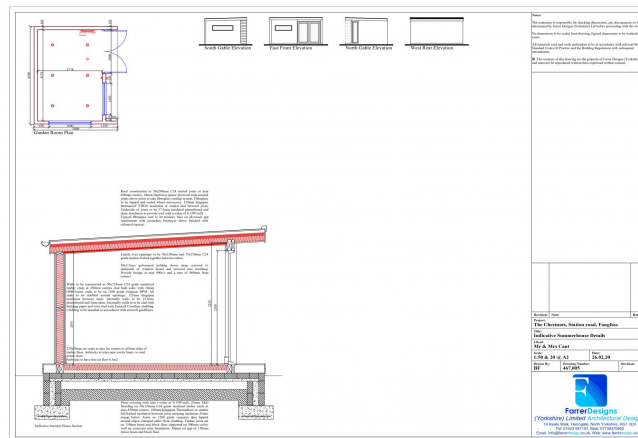
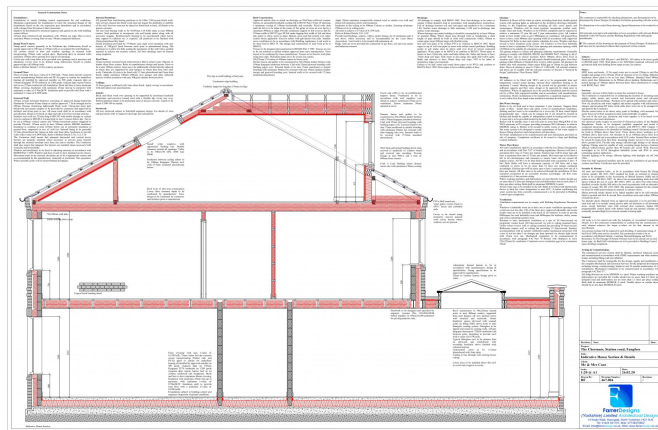
Guide Price £220,000

Have you dreamed of building your own home, like the idea of rural living, yet still need access to amenities, then look no further as this building plot could be the perfect purchase for you. The building plot is located on Station Road in Fangfoss adjacent to The Chestnuts. Full planning permission has been granted for the erection of a 2044 sq ft, four bedroom detached family home with a detached garden room. Application No: 19/00700/PLF.

The detached garage that currently belongs to The Chestnuts will need to be demolished by the new owner as it occupies part of the plot where the house will be built. The property itself has been designed to incorporate both open plan and individual living spaces, something that will surely appeal to the majority of purchasers. The garden has been designed by the award winning Richard Keast of Astek Design.

The ground floor will have an open plan kitchen/living dining area, utility room, boot room, lounge, home office and cloakroom. To the first floor there are three double bedrooms, two of which have en-suite shower rooms and a separate family bathroom. Moving up to the second floor you will find the master bedroom which again has an en-suite shower room.

Externally the front of the property will be fully enclosed with a drive made of marshals argent sets. Paving will be laid to the front of the house which will continue down one side and opens up at the rear to form the first of the two patio seating areas. The current vendors have designed a circular lawned area at the centre of the garden with borders of shrubs and flowers. There is a path that will lead to the second patio which would be perfect for entertaining. In the back left hand corner of the garden you can erect a detached garden room.

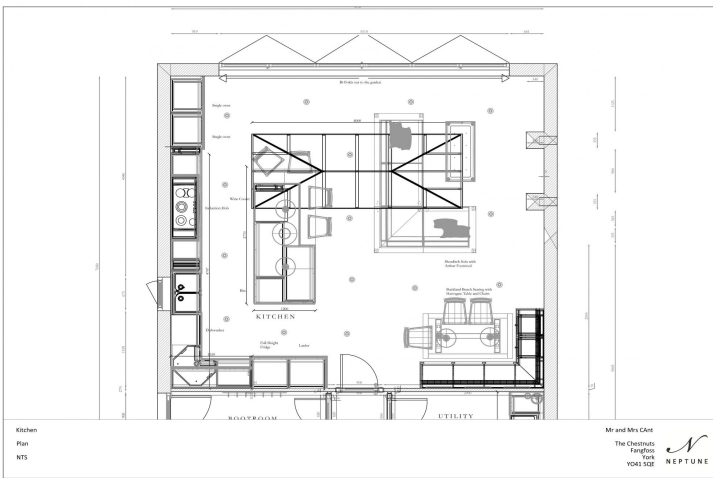


Location

Fangfoss is located 3 miles North West of the market town of Pocklington, 13 miles East of the City of York and the M62 at Howden is 18 miles to the South. The village, which has a strong community spirit also has a highly regarded primary school, nursery, church and public house.

Pocklington itself has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supported Pocklington Arts Centre. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.





Viewing strictly by appointment

Tenure

Council Tax Band

Local Authority

Services TBC



rmenglish.co.uk





PLANTING WILL BE CHOSEN TO SUIT THE STYLES OF BOTH PROPERTIES AND WOULD BOTH PROVIDE COLOUR, TEXTURE, AND INTEREST FROM NEIGHBOURING HOUSES.

THE SELECTED GARDEN ROOM IS LINKED TO A GOOD SIZED PAVED DRIVE SELECTED TREES AS ROOM FOR OUTSIDE SEAS AND EXERCISE ENTERTAINING.



SEDS ARE TO BE USED TO CREATE A WINDING STROP TO THE LAWN EDGE, WHICH WILL ALSO HELP TO DEFINE THE BORDERS.



A GREEN WOOD FENCE IS LOCATED AMONG THE PLANTING WHICH WILL CREATE THE CIRCULAR SEATING ZONE, CREATING A FORMAL ENTRY ACCESS TO THE GARDEN. THIS WOOD ALSO TO BE SEEN FROM THE GARDEN ROOM AND MAIN PAVED OF THE HOUSE AND WOULD BE LEFT TO PROVIDE EXERCISE STRUCTURE.

THE CIRCULAR PAVED PROVIDES ROOM FOR A SUNBATHERS SEAT AND A STEEL TOWER FREE PTF LOCATED AMONG PLANTING WITH THE CIRCULAR WALL BEHIND AND WOOD ACCESS TO LAWN TO THE WORKER PLANTING IT FEELS COZY.

A GOOD SIZED LAWN CONNECTS ALL ELEMENTS TOGETHER WITH ROOM FOR PLANTING TO CREATE PRIVACY AND COLOUR TO THE BORDERS.



A SELECTED PORCELAIN PAVING PROVIDES A WARMER SURFACE THAT WOULD CREATE A CLEAN, EASY TO MAINTAIN SURFACE.

EXISTING TREES BEHIND AND A WINDING OF SHEEDS AND REBARINGS FORMING TERRACE AND COULD WITH AN EYE ON EASY TO MAINTAIN.



SOLID SANDSTONE PAVING PROVIDES THE SURROUNDING WALK WITH WINDING TERRACE SETS AS EASIER TO CREATE A TRADITIONAL FEEL.

PAVING IS USED TO PROVIDE A SIDE PATH WITH A SINGLE GATE AND SPACE FOR BIN STORAGE.

UPRIGHT SLEEPERS REPLACE THE OLD ONES TO REPAIR THE EXISTING TREE WITH UNDER TREE PLANTING TO GIVE.

A NEW DOUBLE GARAGE HOUSING WASHING AND STORAGE WITH A GATE TO OVERSEER THE REAR GARDEN FROM THE FRONT. THE GARAGE BLOCK IS TO BE AN OPEN BUILDING AS A SPANDELINE STRUCTURE.



A NEW DRIVEWAY WITH GOOD VISIBILITY PROVIDES YOU TO KEEP THE FRONT GARDEN.

TRAVEL-ROOM SPRUNG FROM THE ENTRANCE TO BEHOLD DRIVEWAY WITH SURFACE WARMING AND CHANNELS CONNECTING THE VISITABLE BOUNDARIES TO COMPLY WITH CURRENT SUDS LEGISLATION.

RHYM GRANITE CHIPPING OVER A HARDWORE SUBGRADE FROM THE DRIVEWAY TO THE CHESTNUTS WITH WINDSCREENS PRESENT SETS AS A BORDER.

THE MAIN PAVED DRIVE WILL TO THE CIRCULAR LAWN AND PATH TO THE CIRCULAR PAVED AND PATH TO THE GARDEN ROOM, KITCHEN THE NEW COLOURED BOUNDARY WALL AND REBARRED ZONES TO ENJOY DINING ENTERTAINING AND FAMILY GATHERINGS.

A WOOD WALK LED EDGE ALONG EAST SIDEWALK OF LOGS DELIVERED TO THE FRONT WITH SQUARE PAVED ACCESS TO THE REAR GARDEN IF REQUIRED.

PAVED SIDEWALK PROVIDES CLEAR ACCESS WITH A DIN & RECREATING SEAT LOCATED WITHIN THE PLANTING CLOSE TO THE REAR EDGE OF THE HOUSE FOR EASY OF USE.

A GOOD SIZED DRIVEWAY WITH LAMBERT AND ASK HEEDING OFFERS A WINDING FEEL TO THE NEW HOUSE LIGHTING WOODS AND A WARMTH TO THE ENTRANCE.

A WOOD OIL TANK IS SITUATED BY PLANTING AND LOCATED WITHIN EASY REACH OF THE REGULAR TRUCK. BIN STORAGE IS ALSO PROVIDED FOR LEGS.



WINDMILLS PRESENT SETS CREATE THE HEAD LIGHTS WITH WINDING OF SPACE FOR PARKING AND TERRACE.

• LIGHTING LOCATIONS



01203 270000

Proposed Garden Layout For:

Mr & Mrs Carr,
The Chestnut,
Stones Road,
Fingham,
YORKS.



Scale 1:200 @ A0

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.