



Land to the rear of Royd Top, Kemp Road, Swanland, North Ferriby, HU14 3LY

FINE & COUNTRY

EXCITING OPPORTUNITY TO ACQUIRE AN INDIVIDUAL BUILDING PLOT IN ONE OF THE REGION'S MOST DESIRABLE LOCATIONS



An exciting and rare opportunity to acquire an individual building plot in one of the region's most desirable locations, just off Kemp Road, extending to approximately 0.3 of an acre. Permission was granted in October 2025 to construct an individual four bedroom dwelling with double garage.

Location

The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.

Viewings

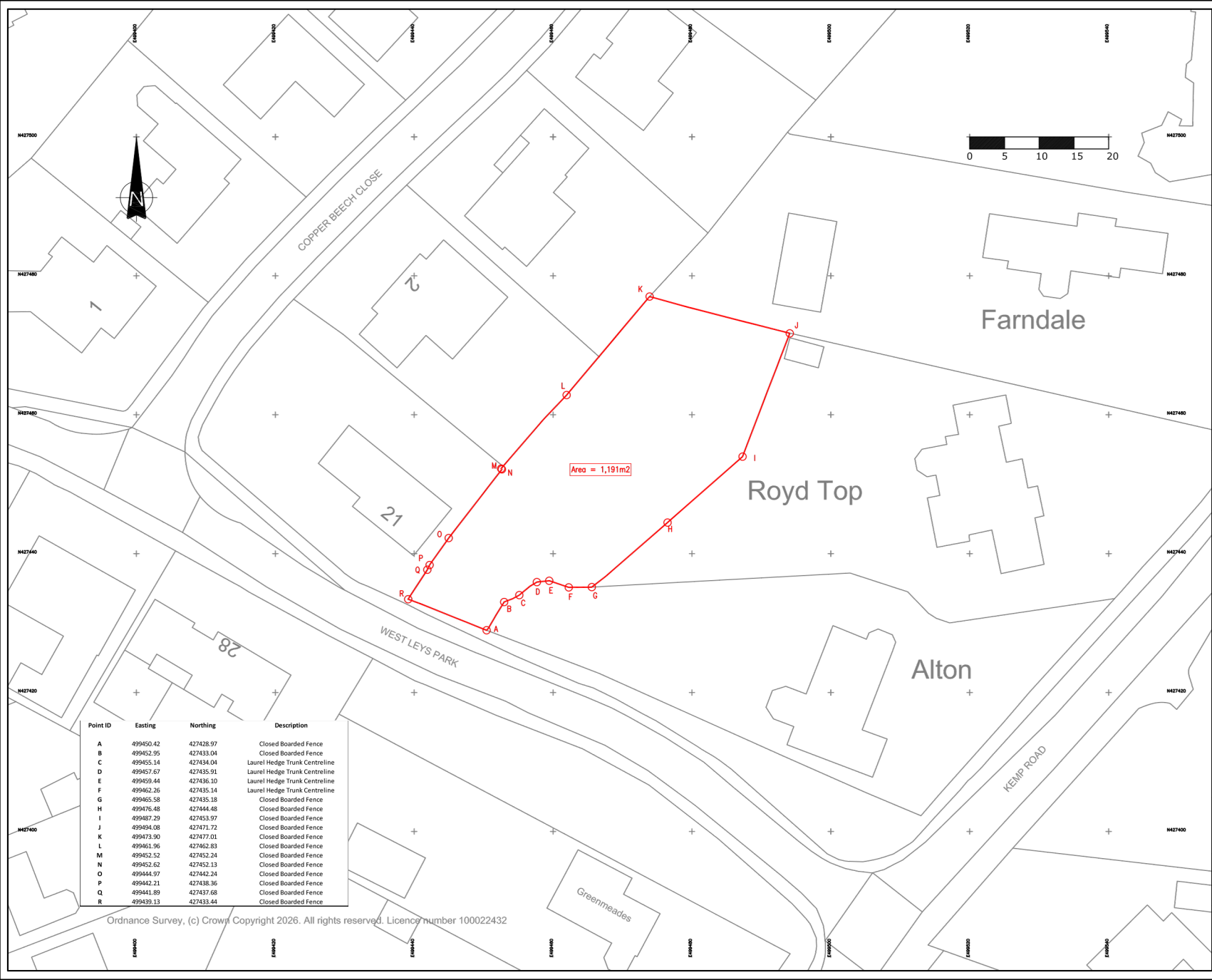
Strictly by appointment with the sole agents.

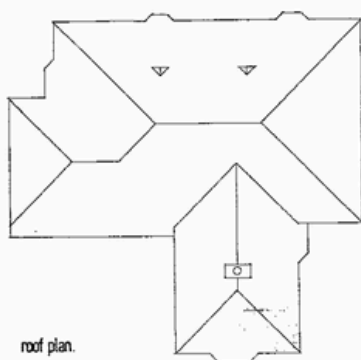
Mortgages

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

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.







roof plan.



floor plan.



south elevation.

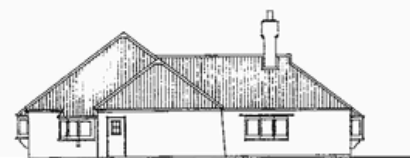
with high chimney with
dark roof
ridge visible



east elevation.



north elevation.



west elevation.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

