



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

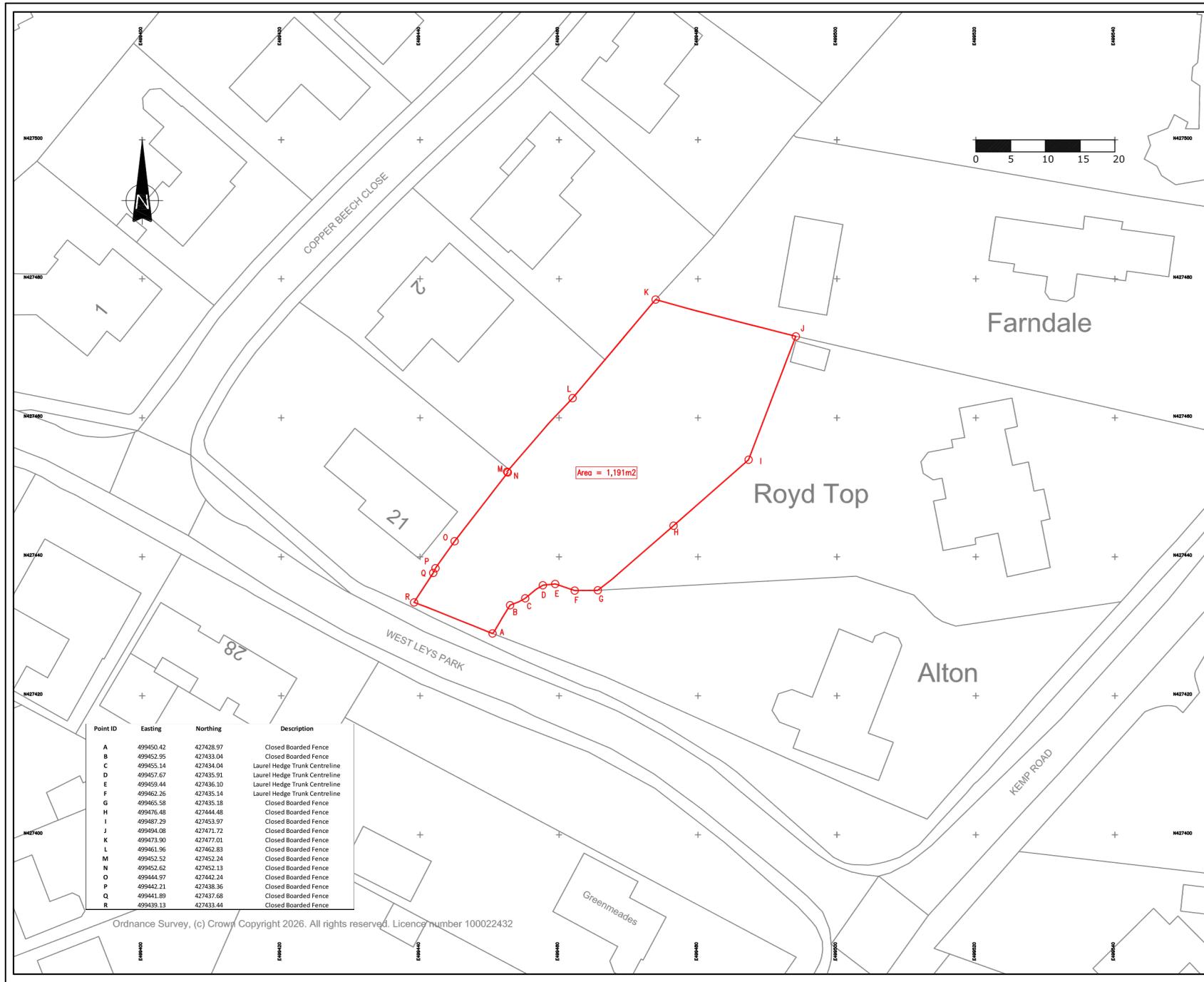
Strictly by appointment with the sole agents.

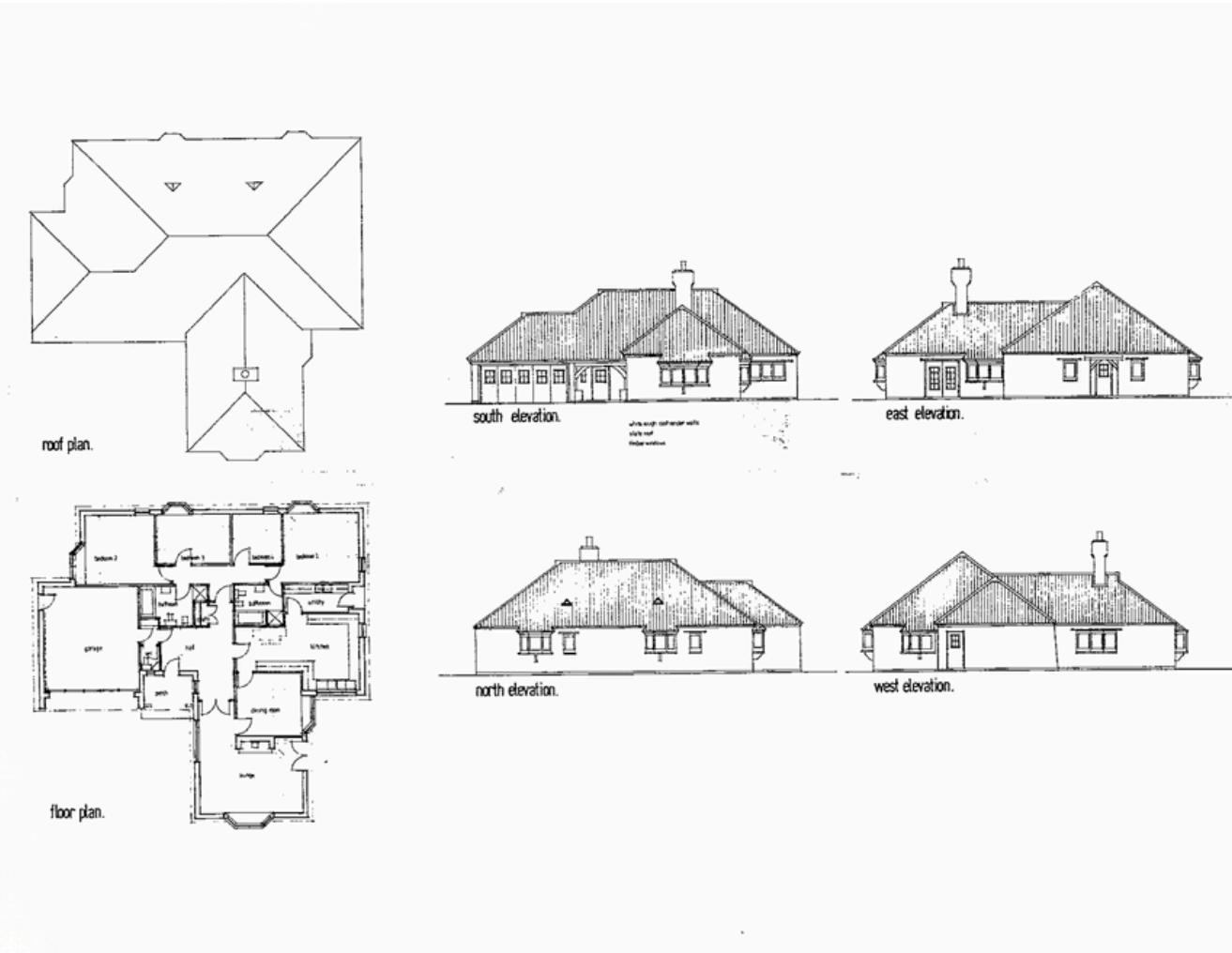
Mortgages

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.







8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: easyorkshire@fineandcountry.com

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: easyorkshire@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given 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, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



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

