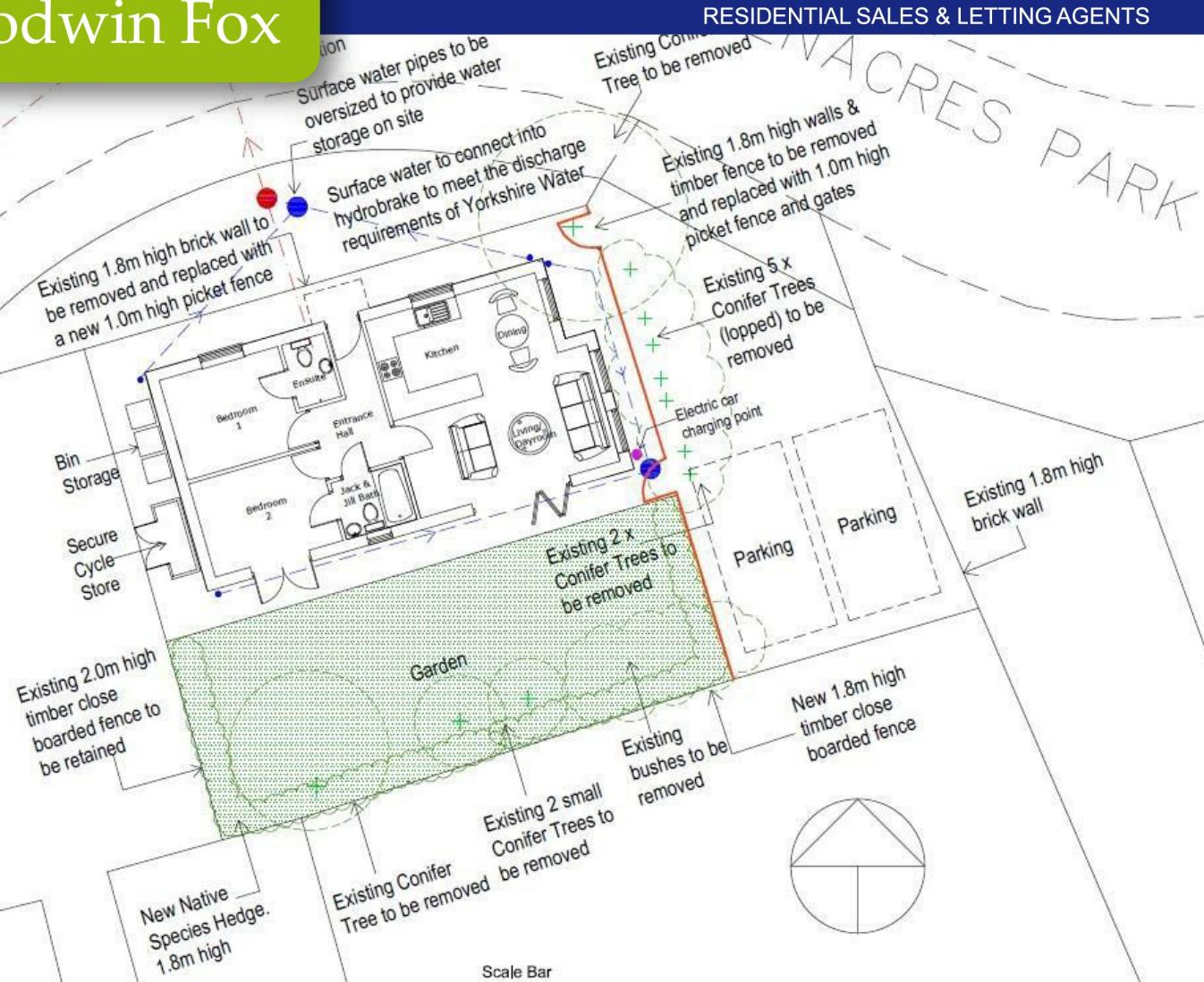




# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## Hansa House Main Street

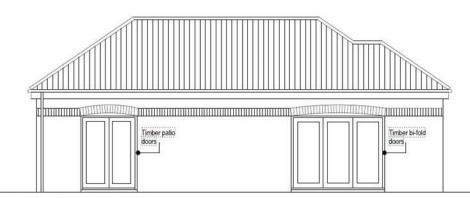
£65,000

Roos, HU12 0HB

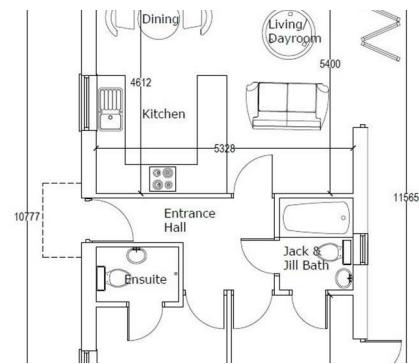


### BUILDING PLOT WITH PLANNING APPROVAL GRANTED FOR A 2 BEDROOM BUNGALOW

For sale is this bare plot of land located on Greenacre Park with full planning approval having been granted on the 4th July 2024 for a single storey detached bungalow - full conditions available to view on the East Riding Council planning portal using planning reference 24/00402/PLF or searchable via the post code HU12 0HB. Building plots are rarely available in the village and this plot would lend itself to a self build for any buyer looking to downsize into this popular village.



Proposed Rear Elevation





Map data ©2026

### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[sales@goodwinfox.com](mailto:sales@goodwinfox.com), | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

