

# THE VIEW

TRANBY LANE  
SWANLAND



Spectacular views  
Dream homes  
Built just for you by



CHURCH GATE HOMES



An aerial photograph of a vast, green agricultural field. In the middle ground, there is a small pond surrounded by trees. In the far distance, a large suspension bridge is visible across a body of water under a clear blue sky. The foreground shows the texture of the green grass and some shadows from trees not fully in frame.

The best view for  
miles around!

# THE LOCATION

Welcome to The View, an outstanding opportunity to create the home of your dreams in the picturesque and highly desirable village of Swanland, East Yorkshire. Fourteen fabulous plots are available, each approximately 1/2 acre in size with dwellings ranging from 3500 - 7500 sq ft.



*Stunning views  
across the  
Humber Estuary*



This delightful spot, at the foothills of the Yorkshire Wolds, provides panoramic views of the Humber Estuary and Lincolnshire Wolds beyond.

Swanland can trace its history back to at least the 13th century. Set up on a hill, surrounded by open countryside at the south east corner of the East Yorkshire Wolds, the village enjoys good transport links, being close to the A63 with access to Hull and the national motorway network. This is a thriving community which benefits from a surprising number of local shops, clubs and facilities. The focal point of the village is the picturesque pond – overlooked by the Swan and Cygnet pub, the village hall, library and Christ Church.

Swanland has a warm and welcoming atmosphere. There are always plenty of village activities going on throughout the year to cater for most tastes and interests. The pre-school is popular and the regularly rated “outstanding” Swanland primary school attracts families with young children with the village also being in the catchment area for South Hunsley secondary school. A large playing field, including a childrens play area, has facilities for football, cricket and netball. The bowling and tennis clubs are just two of the local clubs that welcome new members.


The wider area has much to offer – there are culinary delights to be found in the many award winning public houses, bistros and restaurants together with superb shopping experiences in nearby towns and cities.

## Conveniently situated

Kingston-upon-Hull	8 miles
Beverley	8 miles
York	39 miles
Lincoln	41 miles
Leeds	53 miles

Intercity rail connections are available from the nearby village of Brough with a travelling time to London Kings Cross of approximately 2½ hours.



A man with a beard and glasses, wearing a brown blazer, is leaning over a table, looking at a large sheet of paper. Two women, one in a denim jacket and the other in a green plaid shirt, are standing behind him, also looking at the paper. They are all smiling and appear to be in a professional setting, possibly an office or a design studio.

We make  
achieving your  
dream easy  
and enjoyable

# YOUR DREAM HOME



**CHURCH GATE HOMES**

Church Gate Homes, a team of  
experienced professionals can help  
you turn your dream into reality.





Rarely do you get the chance to be involved in designing and having built your own dream home from the ground up. Your bespoke home, with rooms and facilities how you want them, where you want them.

Buying a brand new home can leave you feeling underwhelmed by the lack of individuality and standard of specification. Embarking on a self-build project can be a daunting task creating tension and stress, with the result falling somewhere short of your expectations – oh, and probably neither option will provide any level of view.

Through discussion and collaboration Church Gate Homes will understand your requirements and create a home reflecting your personality combined with inspirational design and exacting standards of construction.

A budget that reflects what you want to spend and achieve will be agreed, with regard given to specification and the best use of materials to create a home you will be proud of.

### *Home features to consider:*

- Intelligent Home and Renewable Technologies
- Monitored Security Systems
- Health and Fitness Facilities
- Wine Cellar, Games Room, Home Cinema and Outdoor Kitchen

### Here's how it works...

*Step 1*

SELECT  
A PLOT

*Step 2*

AGREE  
BUDGET

*Step 3*

AGREE SPEC  
& DESIGN

*Step 4*

APPROVE  
PLANS

*Step 5*

BUILDING  
STARTS

*Step 6*

MOVE  
IN!





Exceeding the  
expectations of our  
clients by delivering  
sustainable, flexible  
and exciting homes

# CHURCH GATE HOMES

Creating homes tailored to meet  
your needs, suit your taste and  
fit your lifestyle.





CHURCH GATE HOMES

*Luxury home  
developers with over  
20 years experience*

Church Gate Homes are luxury home developers who have been designing and building some of the finest contemporary, traditional and avant-garde homes in the region.

With a team of experienced professionals Church Gate Homes will help you turn your dream into reality.

Together with our clients we strive to achieve new heights and styles. It is for this reason our partnerships have been so successful and rewarding for everyone.

Our forward thinking approach, particularly in relation to environmental considerations and emerging architectural trends ensure our homes will stand the test of time.

All our homes come with the NHBC 10 year warranty.





These fourteen residential plots are some of the finest to ever come onto the market in the East Riding complete with fabulous river views. Each plot is approximately  $\frac{1}{2}$  acre, with dwelling sizes ranging between 3500 - 7500 sq ft.

This is a rare opportunity to secure a prime location. To take advantage of this very special opportunity please contact the joint selling agents for further details:

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**CHURCH GATE HOMES**

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