

FOR SALE – BY INFORMAL TENDER

Development Plots, Grovehill Road, Beverley HU17 0JT



- FREEHOLD FOR SALE
- SUITABLE FOR VARIOUS USES
(SUBJECT TO PLANNING CONSENTS)
- AVAILABLE AS A WHOLE OR AS SEPARATE PLOTS
- 8.0 ACRES (3.2 HA) AVAILABLE ACROSS PLOTS A AND B
- LOCATED BESIDE THE FLAGSHIP EAST RIDING OF YORKSHIRE COUNCIL BEVERLEY ENTERPRISE CENTRE
- RARE DEVELOPMENT OPPORTUNITY.

CLOSING DATE: 12 NOON - WEDNESDAY, 18 JANUARY 2023

Valuation and Estates, County Hall, Beverley HU17 9BA



LOCATION

The development plots are located in Beverley, East Riding of Yorkshire. Beverley is a county town with a population of approximately 30,000 people (2011 census data). The town benefits from excellent road and rail connections, with Kingston upon Hull located 10 miles to the south and York 30 miles to the northwest, both via the A1079. The Humber Bridge is located around 10 miles south, with connections to the national motorway network via the A63, M62 and M180.

More specifically, the plots are located close to the junction of A1174 Hull Road, Swinemoor Lane and Grovehill Road approximately one mile east of Beverley town centre. Beck View Road industrial estate is accessed via Beck View Road which intersects the plots. The sites are adjacent to the recently developed East Riding of Yorkshire Council Beverley Enterprise Centre. Aldi and Lidl Supermarkets are located a short distance away.

DESCRIPTION

The property comprises plots of land separated by Beck View Road, which is an adopted public highway. The plot to the west of Beck View Road (Plot A) was formally the Grovehill Residential Centre. All existing structures are demolished, apart from an electrical substation. Established access is made via a junction to Grovehill Road.

To the east of Beck View Road (Plot B) forms part of the former Grovehill Depot, currently utilised for industrial storage and incorporates a mix of consolidated and unconsolidated surfaces. It is proposed that the acquiring party will look to secure a new independent access from Beck View Road.

The council has an ongoing operational need for Plot C. However, it may consider proposals that include this land as part of a larger sale, including the provision of replacement land/facilities elsewhere.

ACCOMMODATION

Plot A -	2.0 Ha (5.0 Acres)
Plot B -	1.2 Ha (3.0 Acres)
Total -	3.2 Ha (8.0 Acres)

*Excludes Plot C - 0.7 Ha (1.7 Acres) – Plot C is not available for sale as an individual plot. However, the Council may consider proposals to include this land as part of a larger sale.

TENURE

The freehold development opportunity is offered for sale with full vacant possession, with the exception of a lease in favour of Yorkshire Electricity Board dated 09 May 1967 affecting Plot A only. The plot will be sold subject to this lease.

All existing Council users will be relocated from Plot B and licensed users given notice upon agreement of a sale.

PLANNING

Plot A is a development site with the former structures now demolished (with the exception of the YEB substation). Plot B is predominantly used for open commercial storage.

The current local plan adopted in 2016 allocates the plots for mixed use development including comparison retail and employment (Ref BEV-P). However, a local plan update is underway, with consultation on a draft completed in 2021. This proposes to allocate the plots for employment uses, rather than mixed use development.

The plots may be suitable for a range of potential employment uses. Prospective purchasers are advised to make their own enquiries to the planning department to ensure their proposed use for any plot is acceptable.

SERVICES

The purchaser will be responsible for making its own enquiries with various utility providers to:

1. Identify the location of any existing services within the plots. The purchaser will be required to bear the full cost of diverting, protecting or closing any services and;
2. Determine that the supplies required are available or can be made available to suit the development proposed. The purchaser will be required to bear the full cost of the provision of any of the necessary services.

BUSINESS RATES

Plot A - Requires reassessment

Plot B – Former Grovehill Road Beverley Depot – The premises are described as ‘Land used for storage and premises’ with a Rateable Value of £43,250. The local billing authority is ‘East Riding of Yorkshire’ under billing reference number BEV637332011N

The above figures are for reference only. For confirmation of rates payable please contact East Riding of Yorkshire Council Business Rates service on **(01482) 394748**

DISPOSAL TERMS

The plots are available for sale with full vacant possession (with the exception of the YEB sub-station on Plot A) by informal tender, with a closing date for bids of 12 noon - Wednesday, 18 January 2023. Interested parties are invited to submit their best bid to purchase the development Plot(s). The Council does not provide a guide price and interested parties should seek independent valuation advice if required.

The Council reserves the right to seek further information from a bidder if required before making a decision. If close competing bids are received, the Council may request ‘best and final’ sealed bids before making a final decision.

The council is not obliged to accept the highest or any bids submitted in respect of the plots and shall not be liable for the bidder’s costs in submitting a tender. When considering offers, the Council will look to maximise the potential capital receipt that can be achieved and will consider bids for the whole site or parts thereof.

COSTS

In addition to the purchase price the purchaser will be required to make a contribution of £15,000 (FIFTEEN-THOUSAND POUNDS) towards the Council’s professional costs, payable on exchange of contracts. Thereafter, each party will be responsible for their own legal and professional costs incurred.

The purchaser is responsible for any other costs or taxes, including Stamp Duty Land Tax that may be payable. We understand that the site is not elected for VAT purposes.

SUBMISSION OF BIDS AND CLOSING DATE

Offers to purchase the development Plot(s) should be made in writing using the prescribed Council form (attached) as ‘sealed bids’, incorporating the following:

1. The precise identity of the purchaser (individual(s) or company name including company number), plus the (registered) address.
2. Contact number and email address.
3. The level of offer (numerically and in writing) with detail on how the purchase will be funded, together with proof of funds.
4. An outline of proposals for the Plot(s).
5. An outline of any conditions that are attached (E.G. unconditional or conditional bid, planning etc), along with indications of time scales.

The closing date for bids is **12 noon - Wednesday, 18 January 2023**.

All offers should be received by this date. No decision to accept an offer will be made before this date.

OFFERS SHOULD ONLY BE POSTED USING THE RETURN LABEL INCORPORATED WITHIN THE BID FORM.

A copy of the bid form is attached at the end of these particulars. For additional copies please email nicholas.coultish@eastriding.gov.uk or john.read@eastriding.gov.uk

Alternatively, please call Valuation and Estates on **(01482) 393998**.

If a conditional offer is accepted the Council will seek to enter into a conditional contract with the purchaser with terms to be agreed, with Completion of the sale to take place within 14 days of conditions being satisfied.

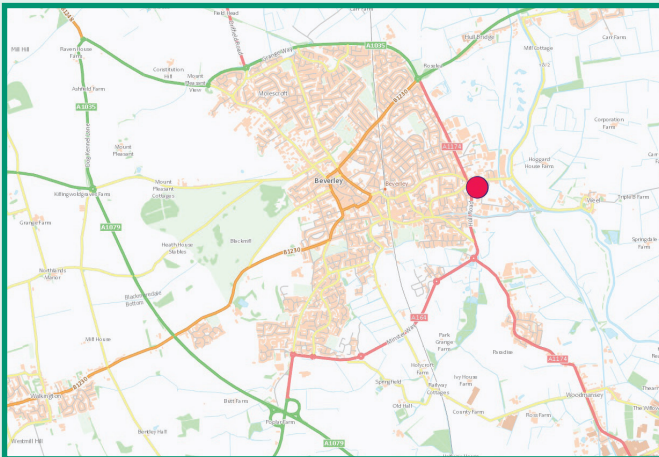
ADDITIONAL INFORMATION

A Report on Title prepared by the Council's Legal Services is available on the Council's website.

Plot A is subject to an easement running along part of the western boundary of the plot. A copy of the easement and associated plan is available on request.

The Plots are sold with the benefit of all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light or other easements or quasi easements and restrictive covenants, along with all existing wayleaves for electricity, drainage, water, gas, and other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

LOCATION MAP

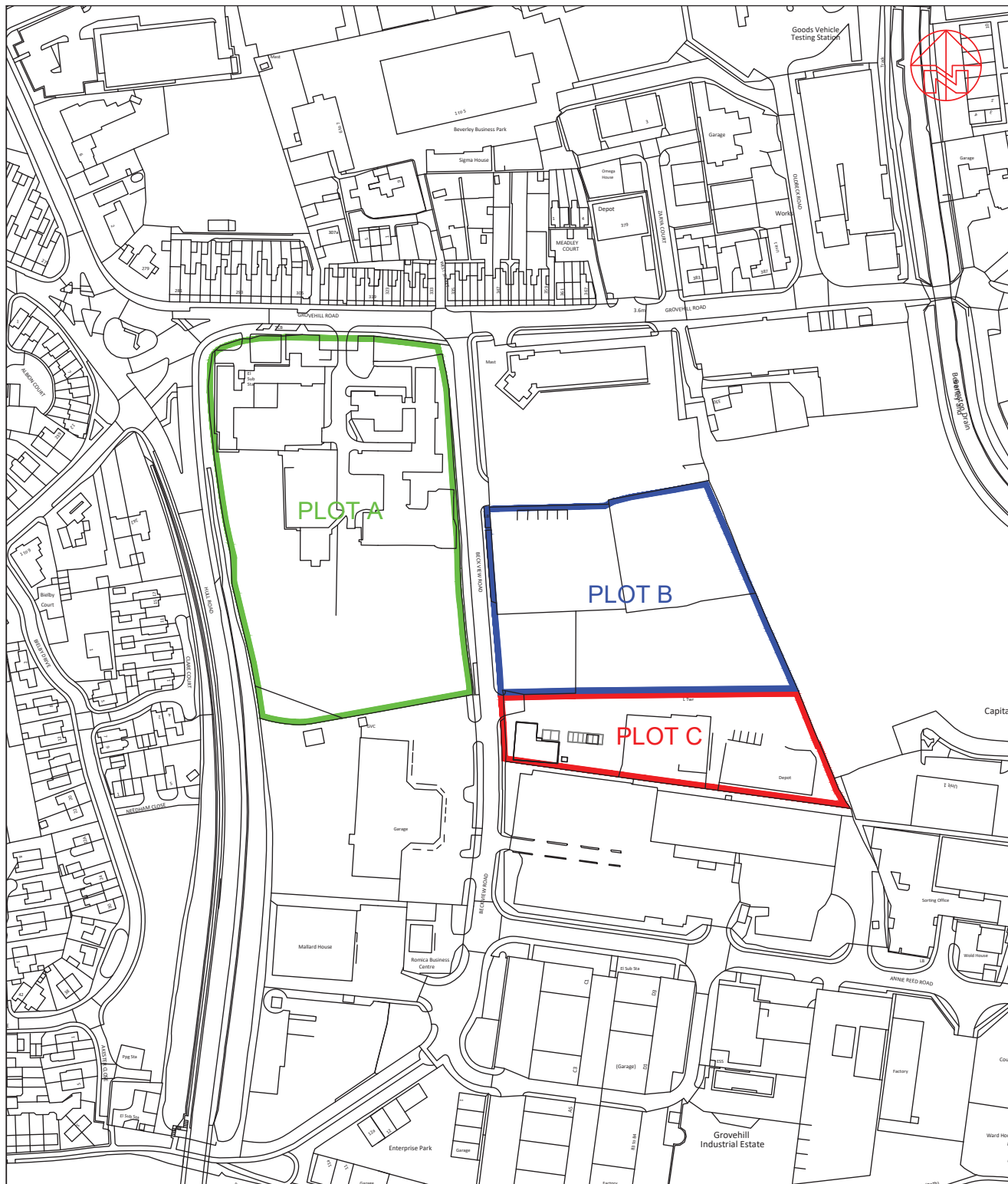


Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Intending Tenant(s) or Licensee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The Council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the property.

PHOTOGRAPHS





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Land to the South Side of Grovehill Road, Beverley.

- Plot A area = 2.03 Ha /5.03 acres
- Plot B area = 1.22 Ha /3.01 acres
- Plot C area = 0.68 Ha /1.69 acres



EAST RIDING
OF YORKSHIRE COUNCIL

ACTING DIRECTOR OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393951
www.eastriding.gov.uk

Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale @A4
1:2500

Date
30.09.2022

Property Code/Dwg. No.
05113968-18-1



EAST RIDING
OF YORKSHIRE COUNCIL

BIDDING FORM AND PROCEDURE

**Development Sites,
Plot A - Grovehill Road, Beverley HU17 0JT
Plot B – Beck View Road, Beverley HU17 0JT
Plot C - Beck View Road, Beverley HU17 0JT**

1. All bids must be submitted on this Bidding Form and must be sent or delivered to Nicholas Coultish, Valuation and Estates Service, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA so as to be received before 12 noon on Wednesday, 18th January 2023.
2. All bids must be submitted in an envelope using the address label provided here at the end of this document, (endorsed "Bid for purchase of (INSERT PLOT REFERENCE(S) Grovehill Road, Beverley, East Yorkshire, HU17 0JT) cut out and affixed to the front of an envelope of your choice. The envelope must be sealed and must not bear on the outside any name or mark (including a Company's postmark) indicating the sender.
3. If desired, bids may be placed by the bidder in an envelope sealed in a manner to be determined by the bidder, provided that such envelope is then inserted into an outer envelope bearing the address label as detailed above.
4. If the bidding procedure is not fully complied with in the opinion of the Council the bid submitted by the bidder may be disqualified from further consideration by the Council whose decision on the matter is final.
5. Bids may be either sent by post or delivered by hand. If bids are delivered by hand they must be delivered to the Council's Dispatch Office on Register Square, Beverley (behind the former post office) during the Council's normal office hours, which are 8.30am to 5.30pm Monday to Thursday and 8.30am to 4.30pm Friday.
6. The Council does not undertake to accept the highest or any bid received and shall not be liable for the bidder's costs in submitting a bid, and may at its discretion accept an offer made other than in accordance with the letting particulars.
7. The canvassing of any member or officer of the Council for the acceptance of any bid will disqualify the bidder by or on whose behalf the canvassing is carried out.
8. The Council reserves the right to shortlist bids, obtain references or enter into further negotiations prior to the completion of the transaction or to re advertise the property.
9. The Council reserves the right to impose any conditions considered necessary.

THE BID FORM

Development Sites

Plot A - Grovehill Road Beverley, HUI7 0JT

Plot B – Beck View Road, Beverley, HUI7 0JT

Plot C - Beck View Road, Beverley, HUI7 0JT

Best and final bids should be submitted, and returned by post or by hand in accordance with the bidding procedure outlined above.

Please note that bids should **not be** delivered to any Customer Service Centres.

Please print clearly:

NAME OF PROPOSED BUYER (INDIVIDUAL PERSON(S) OR COMPANY NAME:

.....
(Inc. Company Number if applicable)

ADDRESS / REGISTERED ADDRESS:

.....

..... POSTCODE:

EMAIL:..... TELEPHONE:

I/WE are prepared to pay the following sum in respect of the purchase of:

(PLEASE TICK BELOW TO CONFIRM WHICH PLOT(S) ARE SUBJECT TO AN OFFER)

- Plots A and B
- Plots A, B and C
- Plot A Only
- Plot B Only

(INSERT PLOT ADDRESS IF OFFERING TO BUY ONE, OR CONFIRM 'BOTH' HERE)

.....

THOUSANDS HUNDREDS TENS UNITS

£.....

Being (state in words).....

In addition, a further £15,000 will be paid as contribution towards the Vendor's professional fees, which will be paid on exchange of contracts.



EAST RIDING
OF YORKSHIRE COUNCIL

THE RETURN LABEL

Bid for the purchase of: Development Site(s);
Plot A - Grovehill Road, Beverley HUI7 0JT
Plot B – Beck View Road, Beverley HUI7 0JT
Plot C – Beck View Road, Beverley HUI7 0JT

FAO Nicholas Coultish

Your offer containing all of the information requested should be posted in an A4 envelope. The outside of the envelope must be blank other than affixing the label shown below.

Cut here

OFFER FOR PURCHASE OF Development plots, Plot A - Grovehill Road Beverley, HUI7 0JT /
Plot B – Beck View Road, Beverley, HUI7 0JT / Plot C – Beck View Road, Beverley, HUI7 0JT

CLOSING DATE: 12 NOON WEDNESDAY 18 January 2023:

IMPORTANT NOTE TO DESPATCH - DO NOT OPEN THIS ENVELOPE

Received on..... 2023 atam/pm by.....

To:
Valuation and Estates
East Riding of Yorkshire Council
County Hall
Cross Street
Beverley
East Riding of Yorkshire
HUI7 9BA