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(01482)  
393998

## FOR SALE – BY FORMAL TENDER

HAZEL BANK FARM, SNAITH ROAD,  
RAWCLIFFE, GOOLE, DN14 8NA



### THE PROPERTY

Hazel Bank Farm offers a rare opportunity to purchase a well-located, stand alone rural property comprising a three-bedroom farmhouse, together with a range of agricultural buildings, all set centrally within a plot extending to around 6.82 acres (2.76 Ha) in total.

The house requires a comprehensive programme of modernisation and improvement throughout but offers prospective buyers the potential to create a unique and characterful home suited to their own requirements within a substantial plot. In addition, there is a range of traditional farm buildings together with a steel portal frame livestock shed. Various opportunities for further development of the property exist, subject to the purchaser obtaining the necessary consents.

**CLOSING DATE: 12 NOON WEDNESDAY, 7 JUNE 2023**

Valuation and Estates, County Hall, Beverley HU17 9BA



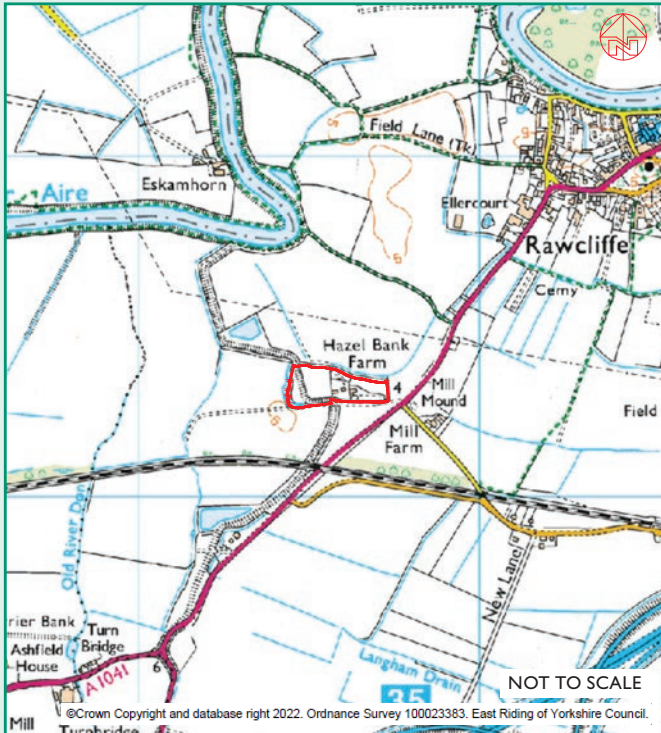
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## LOCATION

The Property is situated within open fields off the A614 Snaith Road. It sits back from the road, accessed via a gated driveway. The site lies just 0.9 miles (1.5 km) south west of the village of Rawcliffe and 2.42 miles (3.9 km) east of Snaith. It is ideally placed for the towns of Goole, Thorne and Selby.

The Property also enjoys excellent communications, lying conveniently within 3.5 miles (5.6 km) of Junction 36 of the M62.

The village of Rawcliffe provides a range of local amenities including St James' Church, a village shop, post office, a public house and range of takeaway outlets and hairdressers as well as a local primary school.



## THE HOUSE



The detached farmhouse is constructed of brick under a slate roof, with painted lintels and sills. It has been unoccupied for several years and is in need of refurbishment throughout. The accommodation is set out over two floors. The front of the Property is accessed through the garden on the south side.

The door opens onto a small hallway and stairwell with doors leading off to:

### GROUND FLOOR

- Reception Room 1** 3.17m (max) x 3.69m (max)  
With tiled, open fireplace and view over the garden. Electric storage heater.
- Reception Room 2** 3.72m x 4.54m (max)  
With tiled, open fireplace, double aspect views over the garden and under-stairs cupboard.
- Kitchen** 4.53m x 2.21m  
Fuse box. Door through to pantry. Window with view to north aspect.
- Pantry** 1.14m x 1.38m  
With concrete and timber shelving.
- Utility Room** 2.21m x 2.73m  
With washing machine plumbing. Back doorway, giving access to rear yard, coal house and outdoor privy (brick and slate construction, adjoining farm buildings).

Stairs leading from the front access hall lead to a spacious landing with linen cupboard and views to the north. Electric storage heater and doors off to:

### FIRST FLOOR

- Bedroom 1** 4.55m max x 3.01m  
With dual aspect to south and east and door through to shelved storage cupboard.
- Bedroom 2** 3.23m x 3.19m (max)  
Window overlooking western aspect.
- Bedroom 3** 3.63m (max) x 2.95m (max)  
View to east. cupboard containing water tank.
- Bathroom** 3.4m x 1.9m  
With bath, shower cubicle, basin and WC. Electric storage heater.

### OUTSIDE Gardens

The Property benefits from an established garden to the south side. Although unmaintained for several years it has been laid out in the past to lawn, shrubs and fruit trees.

### Garage

Adjacent to the driveway lies a garage of timber construction with corrugated sheet walls and roof (in need of renovation).

*Please note, since the preparation of the particulars the Property has been fitted with metal security doors and windows. These will be removed on completion of the sale.*

## THE LAND

The plot extends in all to around 6.82 acres (2.76 Ha), with the farmhouse, farm buildings and yard area comprising around 1.45 acres (0.59 Ha) of the total. The farmstead is accessed via a metalled driveway. The Property lies behind mature hedgerow affording a high degree of privacy. To the north side of the drive is a parcel of arable land comprising 1.43 acres (0.58 Ha). To the west a further parcel of arable land extends to the barrier bank, and a strip of grassy meadow bounded by a pond and stand of willow trees, in all comprising 3.94 acres (1.6 Ha). The bank is subject to a right of way in favour of the Environment Agency.

## THE FARM BUILDINGS

### Covered Foldyard and traditional brick barns

To the north of the farmhouse lies a covered foldyard of timber construction with corrugated sheet roof. This is enclosed on three sides by a range of traditional brick and slate barns. The buildings are dilapidated and we are advised parts of the structure are beyond economic repair. The buildings are considered dangerous and entry to the foldyard and brick barns is not permitted on safety grounds.

### Timber Pole Barn

The western edge of the barns adjoins a timber pole barn with corrugated sheet walls and roof. Entry to the barn is not permitted on safety grounds.

### Livestock Shed

To the west of the farmhouse lies a part timber, part steel frame and concrete block livestock shed, with part timber, part corrugated sheet walls and corrugated sheet roof – twin span with adjoining lean-to. Internal concrete block walls and a concrete floor.

### Concrete bases

Around the perimeter of the farmstead lie three concrete bases where earlier agricultural buildings and feed silos have been removed. Opportunities may exist to redevelop buildings on these bases, subject to the necessary planning and other consents.

## TENURE

The seller owns the freehold title to the Property (as shown edged red on Plan 1).

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is sold with the benefit of all accustomed or granted rights of way, water support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed 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.

Full details of the rights of way, easements and wayleaves are detailed in the Conditions of Sale. Access to the Property is obtained via a right of way with or without vehicles onto Snaith Road from the access road adjoining Hazel Bank Farm. This right of way has been registered at the Land Registry and is shown coloured brown, for general identification purposes, on Plan 2 (see further details in the Conditions of Sale). The land is subject to a 15-foot wide right of way over the western embankment in favour of the Environment Agency as successor to the Yorkshire Ouse River Board, shown for identification purposes only, as a blue line on Plan 2 (see further details in the Conditions of Sale).

The land is subject to various wayleaves and easements in favour of the Post Office Telegraphs and The Yorkshire Electricity Board and a Deed of Grant in favour of North Eastern Gas Board relating to a gas line and Syphon Box (shown for identification purposes only, as a dotted green line on Plan 2). Interested parties should familiarise themselves with the full details from the Conditions of Sale.

## BOUNDARIES

Where known, responsibility for maintaining the boundaries will be shown by an inward facing "T" mark on Plan 1.

## SERVICES

The Property has a connection to mains water and electricity. The Property is not connected to the public sewer but is served by a septic tank. It is a Condition of the Sale that the Buyer upgrades the septic tank to comply with the requirements contained within The Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014 (S.I. No: 2014 2852) and known as the General Binding Rules. This work to be undertaken at the Buyer's own cost as soon as possible after completion and not later than 6 months (see Conditions of Sale).

Interested parties should satisfy themselves with regard to the existence, location, availability and suitability of all these services and the necessary sewage system upgrade requirements.

## PLANNING

The Property has previously been utilised as a farmstead in conjunction with the Seller's neighbouring agricultural land, although the dwelling itself has not been occupied for several years.

The Property may also be suitable for other uses, such as equine operations, tourism, or possibly site clearance and a replacement dwelling. Interested parties are advised to make their own investigations in this regard and the Seller can by no means be relied upon as having made any guarantee as to appropriate uses for the Property. Any change of use would be subject to the Buyer obtaining the necessary planning permissions and other statutory consents.

Any bidder requiring information regarding the existing use or possible alternative uses of the site should contact Keith Thompson of the Council's Planning and Development Management Department on (01482) 393844 or email [keith.thompson@eastriding.gov.uk](mailto:keith.thompson@eastriding.gov.uk)

## ACCEPTANCE OF OFFERS

There is no obligation on the part of the Sellers to accept the highest, or any of the offers, if none is found acceptable.

## ENERGY PERFORMANCE CERTIFICATE

The Property is currently rated F for energy efficiency. The full energy performance report, including recommendations for improvement, can be viewed on [www.eastriding.gov.uk/propertysearch](http://www.eastriding.gov.uk/propertysearch) and in the Tender Pack.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		

## COUNCIL TAX

The Property has been classified as grade C for Council Tax purposes. This should be confirmed by personal enquiry, available at [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

VAT will not be charged on this transaction.

## GUIDE PRICE

Please note that the Seller is not providing a guide price. Interested parties should seek their own independent valuation advice.

## SELLER'S COSTS

The Buyer will be required to make a contribution of £5,000 towards the Seller's costs, payable together with the deposit on acceptance of the Tender, as provided for in the Conditions of Sale.

## WARRANTY

No warranty is given or implied as to the condition or suitability of the Property for any purpose.

## VIEWING

Viewing is strictly by appointment with the Valuation & Estates Department and all viewings must be accompanied.

Prospective viewers are advised of the following:

1. The Property has a number of uneven and raised surfaces. Flat, covered-toe shoes are therefore essential
2. Some of the farm buildings on site are considered dangerous. No entry is permitted into any of the areas that are cordoned off.

Appointments to view the Property should be made via Anna Fountain of the Valuation & Estates Department on **(01482) 393933** or via [anna.fountain@eastriding.gov.uk](mailto:anna.fountain@eastriding.gov.uk)

## TENDER PROCESS

The Property is for sale by formal tender and all tenders must be submitted in accordance with the Sellers procedure as set out in the tender documents. In the first instance, interested parties are asked to view the Tender Pack online at: [www.eastriding.gov.uk/propertysearch](http://www.eastriding.gov.uk/propertysearch). To request a Tender Pack please contact the Valuation & Estates Department on **(01482) 393933** or [anna.fountain@eastriding.gov.uk](mailto:anna.fountain@eastriding.gov.uk)

## NOTES

1. Measurements and areas (where given) are approximate.
2. The Seller has not tested any of the service installations or appliances in respect of the Property. Interested parties should arrange for a qualified person to check these before entering into any commitment.

## IMPORTANT NOTICE

Due to the condition of the Property, access to some areas is restricted. Children and pets will not be permitted to attend viewings.

Please note, photographs taken June/July 2021



PHOTOGRAPHS



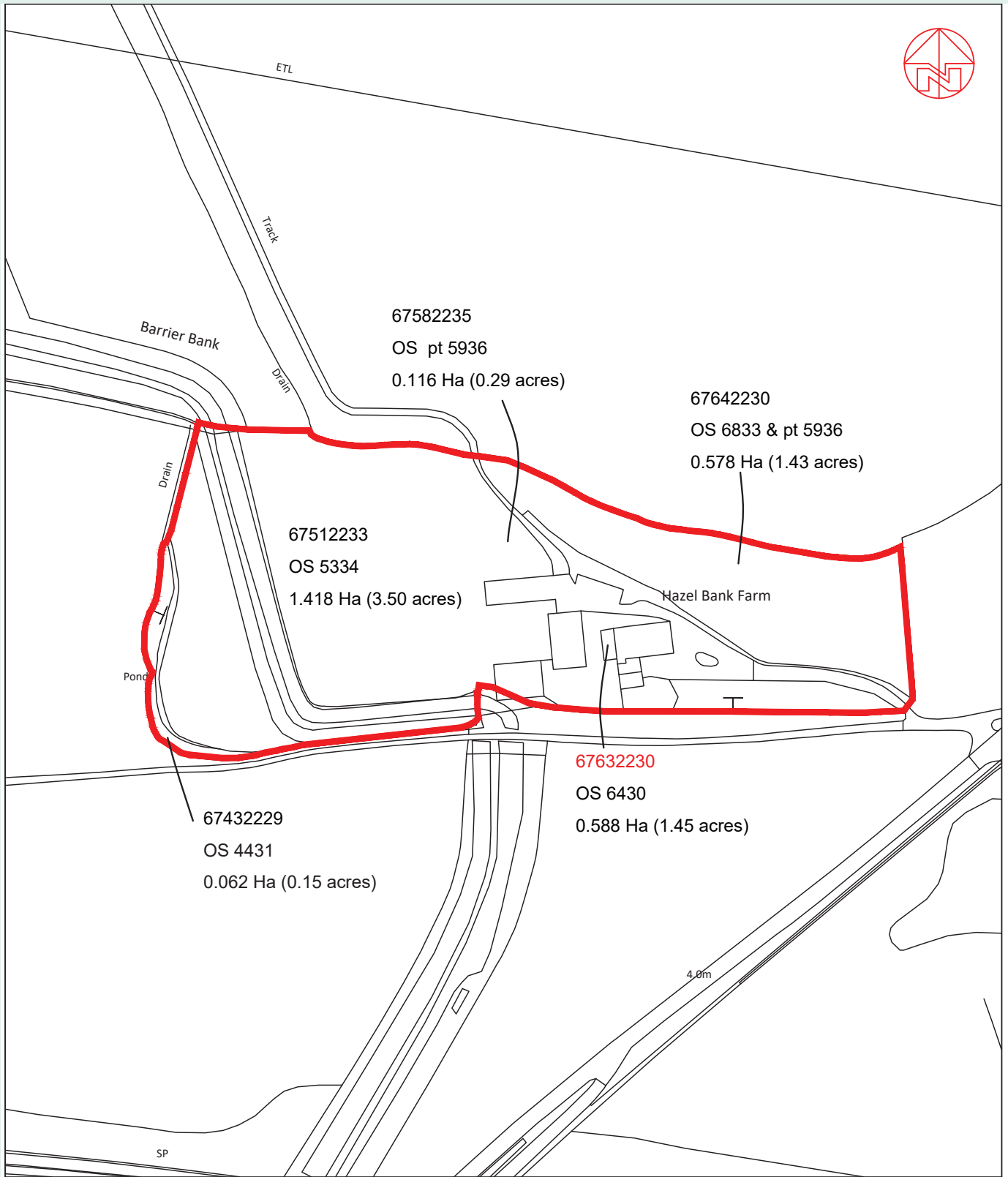
## PHOTOGRAPHS



### 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 of representations of fact. 3. Intending Purchasers(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.

**SITE PLAN I**



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**Hazel Bank Farm, Snaith Road, Rawcliffe, Goole  
DN14 8NA.**

**PLAN 1**



**EAST RIDING**  
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**HEAD OF ASSET STRATEGY**

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

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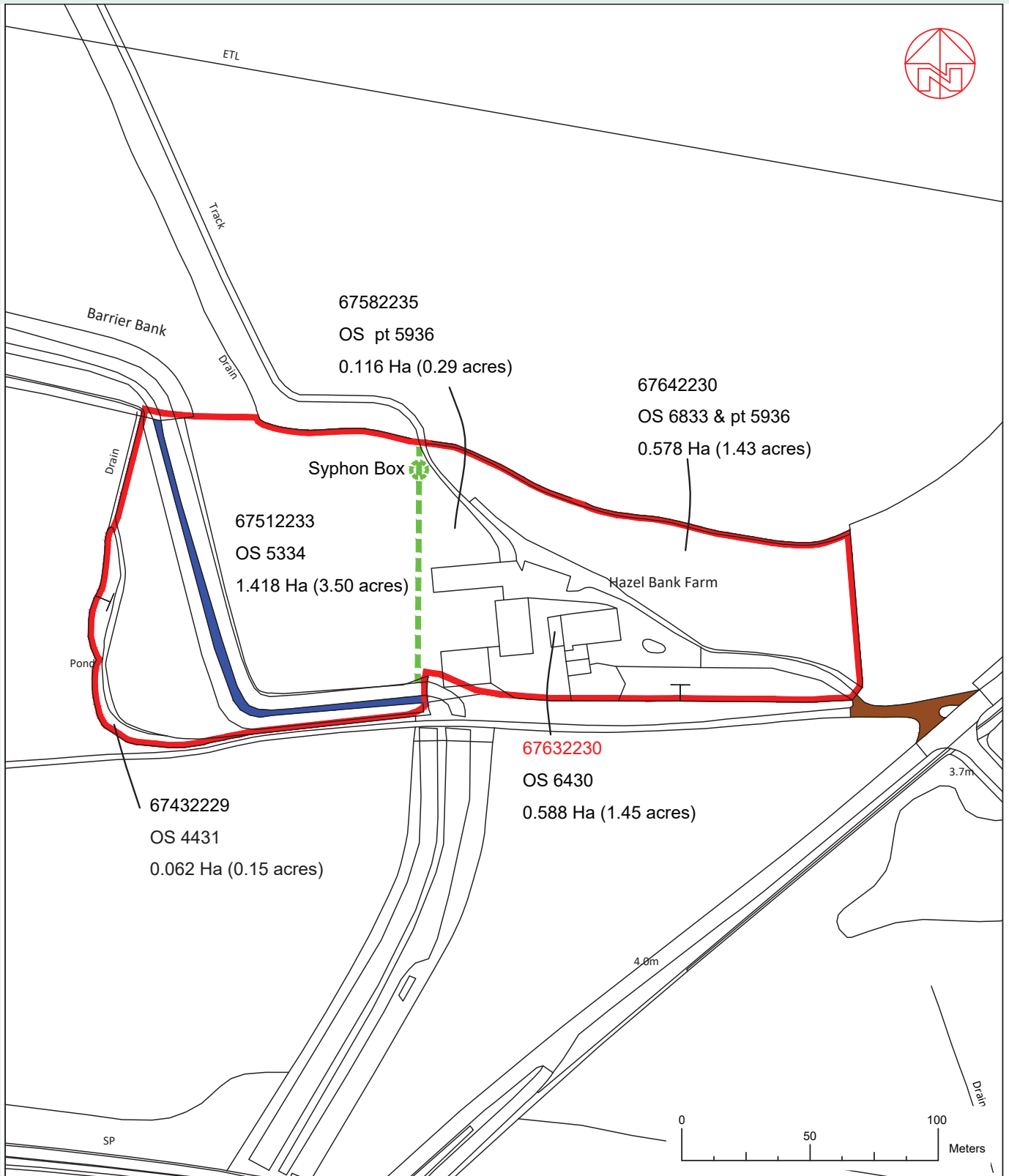
**Planning and Economic Regeneration**  
Information retrieved from the Corporate Property Information System.

Scale @A4  
**1:2000**

Date  
**16.06.2022**

Property Code/Dwg. No.  
**69362244-103-3**

**SITE PLAN 2**



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**Hazel Bank Farm, Snaith Road, Rawcliffe, Goole DN14 8NA.**

**PLAN 2**

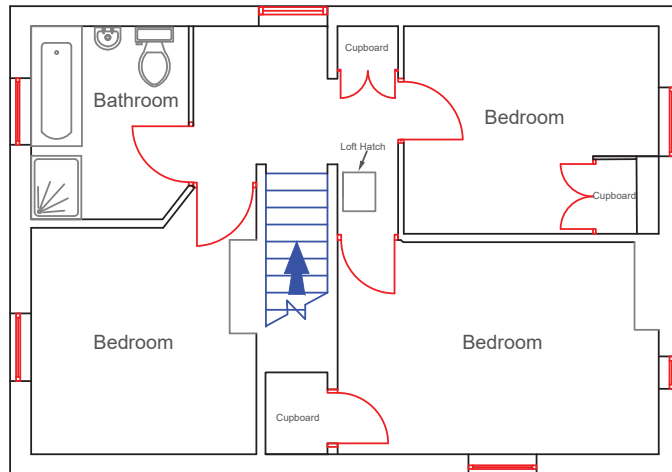
- Hazel Bank Farm
- Gas Pipeline
- Hazel Bank Farm Entrance
- Right of Way



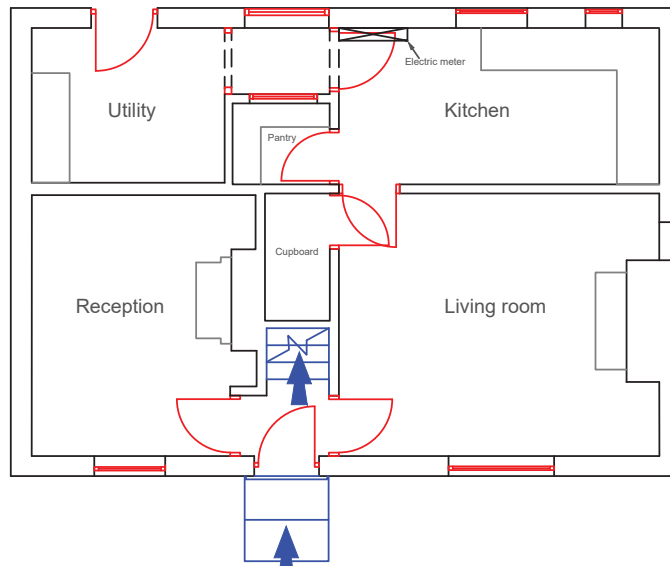
**HEAD OF ASSET STRATEGY**  
 COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA  
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HOUSE LAYOUT PLAN



Block A  
First Floor



Block A  
Ground Floor

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Hazel Bank Farm, Rawcliffe Estate.



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**Planning and Economic Regeneration**  
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1:100

Date  
18.08.2021

Property Code/Dwg. No.  
**69362244-85-1**