

LAND • PROPERTY • BUSINESS ACCOMMODATION

eastriding.gov.uk/propertysearch

(01482)
393934

FOR SALE BY INFORMAL TENDER

17 Bromwich Road, Willerby HU10 6SE



CLOSING DATE: 12 NOON WEDNESDAY, 14 MAY 2025

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

THE PROPERTY

An opportunity to acquire a two bedroomed, end-terrace property of traditional brick construction in Willerby. The Property comprises front porch, lounge-diner, kitchen, bathroom and separate WC to the ground floor, with two bedrooms and WC to the first floor. The Property benefits from a small garden to the front, side passage leading to a large rear garden and double garage. The Property requires repair and modernisation throughout.

LOCATION

Willerby is a village located approximately five miles west of Hull and benefits from a range of amenities typical of a village of its size, including shops, pubs, café-bars and restaurants. Bromwich Road is located off the main thoroughfare of Kingston Road and is well placed to benefit from the amenities of adjoining villages, including East Riding Leisure Haltemprice and Anlaby Retail Park.

ACCOMMODATION

Ground Floor

Front Porch

- UPVC entrance door, stairs to first floor and entrance to lounge.

Lounge

- UPVC window, radiator, open plan with dining room.

Dining Room

- Window and glazed door to kitchen, radiator, Ideal boiler, under-stair cupboard.

Kitchen

- Range of base and wall units, chrome sink, radiator
Leading to bathroom.

WC

- WC separate from bath. Atrium roof light.

Bathroom

- UPVC frosted window, bath with shower over, pedestal sink.

First floor

Landing

WC

- Pedestal sink, WC, UPVC frosted window, radiator.

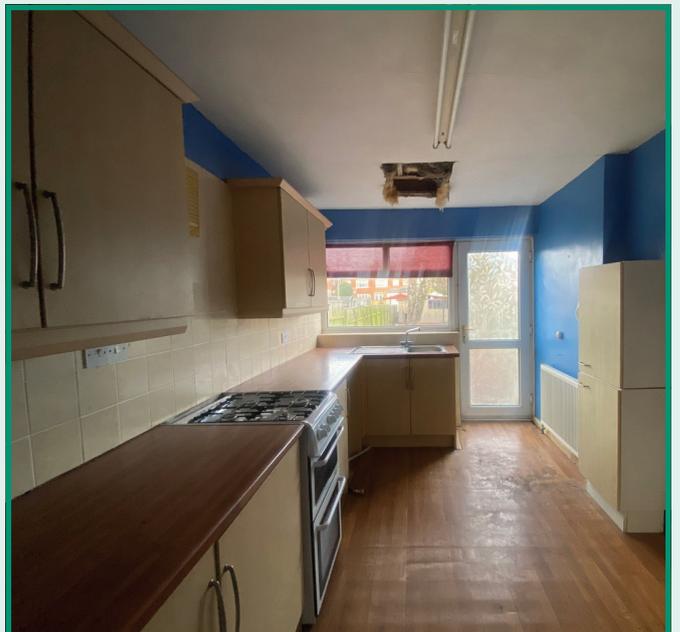
Rear Bedroom

- UPVC window, radiator.

Master Bedroom

- UPVC window, radiator, over stairs storage.

PHOTOGRAPHS

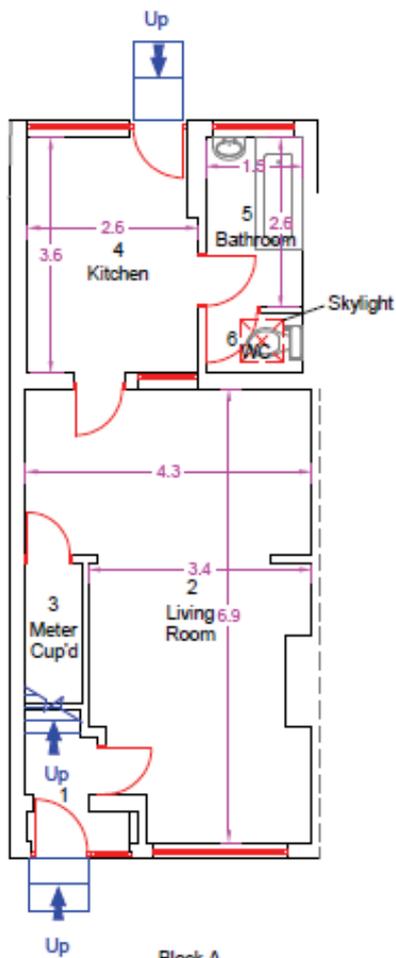




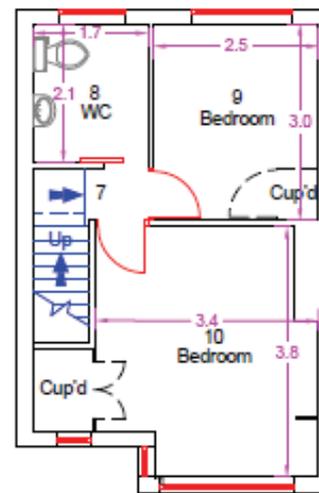


FLOOR PLAN

(Approximate dimensions shown in metres. Drawing not to scale)

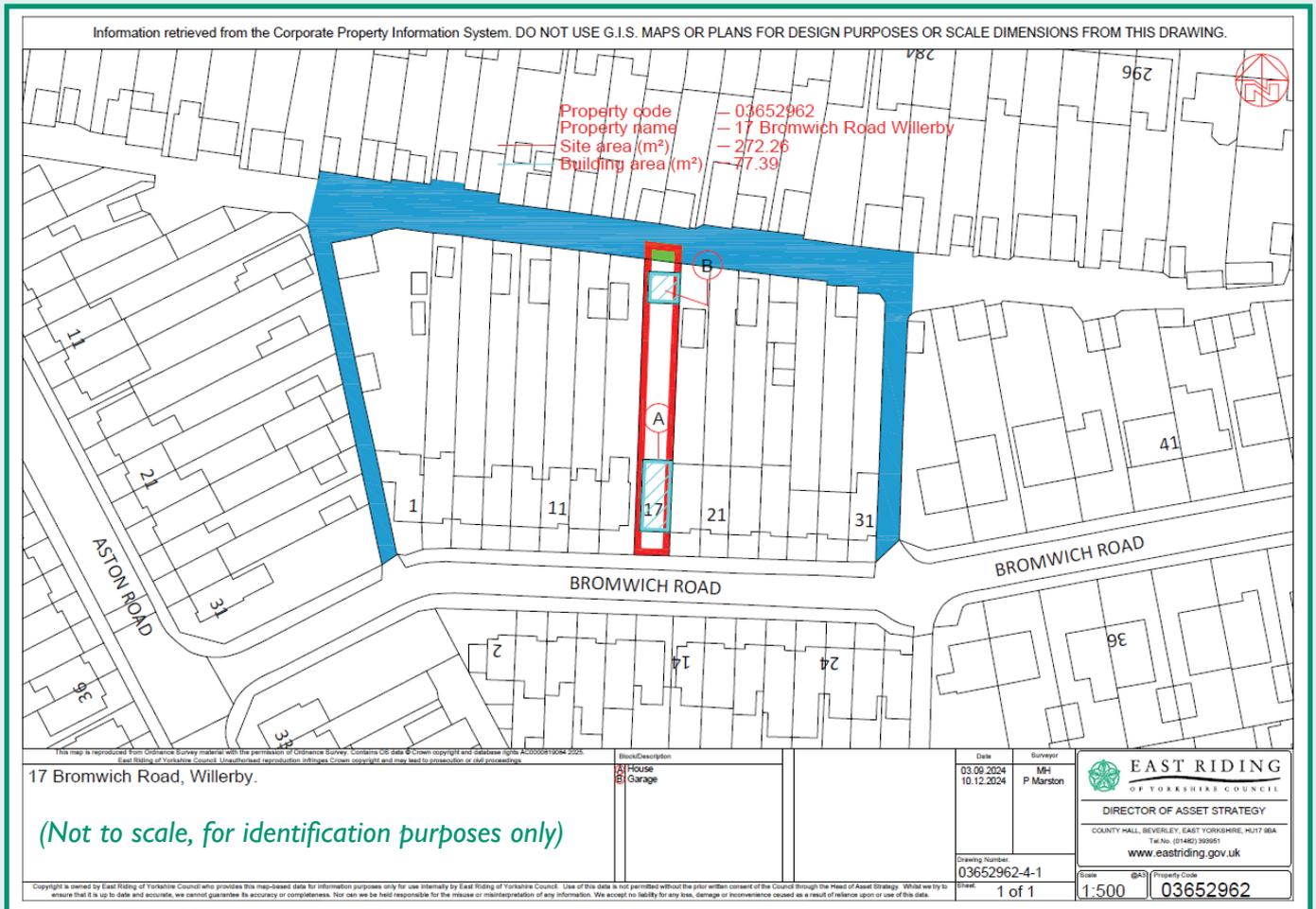


Block A House Ground Floor



Block A House First Floor

SITE PLAN



TENURE

The council owns the Freehold Title to the Property (as shown edged red on the Site Plan) which is registered at HM Land Registry under Title Number **YEA75441**.

COUNCIL TAX

The Property has been assessed for Council Tax purposes and is in Band B. This should be confirmed by personal enquiry, available on [voa.gov.uk](https://www.voa.gov.uk)

The Buyer will be responsible for Council Tax on completion of the sale.

SELLER'S COSTS

The Buyer will be required to contribute three thousand five hundred pounds (£3,500) towards the Seller's costs in connection with the sale of the Property.

UTILITIES, SERVICES AND HEATING

It is believed that mains gas, electricity and water supplies to the property are available, together with connection to the mains drainage system.

A combi boiler supplies gas central heating. The heating system has not been tested.

Interested parties are advised to make their own enquiries with regard to the location, availability and safety of utilities, services and heating.

BROADBAND AND MOBILE SERVICE

FTTP (fibre to the premises) is not currently available. There is limited mobile data coverage for the property by the four main mobile service providers. The Buyer should make their own enquiries to establish whether the broadband and mobile services available to the Property satisfy their requirements:

[openreach.com](https://www.openreach.com)

[checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

PARKING

The Property has a double garage to the rear, accessed via a tenfoot. The garage is in poor condition; however its footprint provides space for two vehicles.

PROPOSED USE AND DEVELOPMENT OF THE PROPERTY

The Buyer will be responsible at their own expense for obtaining any planning and other consents necessary in connection with their proposed use and/or development of the Property.

Interested parties should make their own enquiries, and consider submission of a Pre-Planning Application, to confirm that any proposed development would be suitable for the Property:

🔗 eastriding.gov.uk/planning-permission-and-building-control

BUILDING SAFETY

A formal survey of condition has not been undertaken; however, the Seller is aware of vertical cracking to the front porch extension.

The Buyer is advised to undertake their own investigations regarding the safety of the building.

RIGHTS AND RESTRICTIONS

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 and 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.

The Property is sold subject to existing rights of way, as shown coloured green on the site plan, and is granted a right of way over the land coloured blue on the site plan.

LOCAL PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

There is no record of any current Planning Permissions regarding Bromwich Road, at the Date of Publish.

Buyers should make their own enquiries to ensure any planned local developments will not affect their proposed use of the Property:

🔗 newplanningaccess.eastriding.gov.uk

FLOOD AND EROSION RISK

The Property is understood to be at very low risk of flooding. Further information is available via the Government's Long Term Flood Risk Service:

🔗 check-long-term-flood-risk.service.gov.uk

PROPERTY ACCESSIBILITY AND ADAPTATIONS

The Property has grab rails fitted internally and a handrail externally leading to the front entrance. The property also has a stairlift which has not been tested.

COALFIELD OR MINING AREA

The property is not believed to lie within a mining area.

Buyers should make further enquiries with The Coal Authority and British Geological Survey's mining plans:

🔗 groundstability.com/public/web/home.xhtml

🔗 bgs.ac.uk/information-hub/scanned-records/mining-plans-2

WARRANTY

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

VAT

The Seller will not charge VAT on this transaction.

ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with an Energy Efficiency Rating of 'D'. The full energy performance report, including recommendations for improvement, is available to view at: 🔗 eastriding.gov.uk/propertysearch

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GUIDE PRICE

A guide price is provided for general information and marketing purposes only. The Property is to be sold in accordance with the Bidding Form and Procedure and bids are welcomed on that basis. The Seller is happy to accommodate viewings for professional advisors should interested parties wish to seek independent valuation advice.

CONDITIONS

In accordance with the Council's Empty Homes Policy, the Property is offered for sale on the condition that it is immediately repaired and brought back into residential use. The Buyer's use of the Property will be restricted to residential purposes only, on the basis that they either:

1. Repair the Property and occupy it themselves.
2. Repair the Property and lease it on the private rental market.
3. Repair the Property and re-sell it.

Upon the sale of the property the buyer will enter into a Pre-emption Agreement which will provide a pre-emption period of twelve (12) months commencing six (6) months after the date of contractual completion. This will provide the Council with the right to buy the Property back at its current market value (less costs), should works to bring the Property back into residential use (as above) remain incomplete.

BIDDING FORM AND PROCEDURE

The Property is for sale by informal tender.

Bids must be submitted in strict accordance with the Council's procedure which is set out in the Bidding Form and Procedure addended to these Particulars.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Valuation and Estates:

☎ (01482) 393998

Sophie Barker @ sophie.barker@eastriding.gov.uk

Nina Mitchell @ nina.mitchell@eastriding.gov.uk

🌐 eastriding.gov.uk/propertysearch

NOTES

1. Measurements and areas (where given) are approximate.
2. The Seller has not tested any of the Property's service installations or appliances. Prospective Buyers should arrange for a qualified person to check these before entering into any agreement.

Date of Publish: 17 March 2025 Version 1

The Seller makes no warranty as to the accuracy of the information supplied by third party providers.

All details are understood to be correct as of the time of publishing. Further versions of these Particulars may be published should any material information within be found to have changed.

The Buyer is responsible for ensuring they have the latest version of the Particulars and satisfying their own enquiries.

IMPORTANT NOTICE

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

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.

BIDDING FORM AND PROCEDURE

1. All bids must be submitted on The Bid Form comprising pages 10 of this document and must be sent or delivered to Sophie Barker, Valuation and Estates, County Hall, Beverley, East Riding of Yorkshire HU17 9BA so as to be received before 12 noon on 14 May 2025.
2. All bids must be submitted in an envelope addressed using the address label provided here as page 11 of this document, (endorsed "BID FORM FOR THE PURCHASE OF: 17 BROMWICH ROAD, WILLERBY HU10 6SE") 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 5pm 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 sales 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 any transaction or re advertise the property.
9. The Council reserves the right to impose any conditions considered necessary.



THE BID FORM

Relating to 17 BROMWICH ROAD, WILLERBY HU10 6SE (“The Property”)

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

NAME(S).....

ADDRESS.....

EMAIL.....

MOBILE.....

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

17 BROMWICH ROAD, WILLERBY HU10 6SE

£..... THOUSANDS..... HUNDREDS..... TENS..... UNITS.....

Being (state in words).....

In addition, a further three thousand and five hundred pounds (£3,500.00) as a contribution towards the Seller’s Costs will be payable on completion.

MY / OUR Solicitors are:

.....
.....

SIGNED.....

(Bidder’s signature(s))

In the presence of:-

Witness signature.....

Clearly print name.....

Witness address.....

Dated this..... day of..... 2025



THE RETURN LABEL

Your offer containing all 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 and affix to the front of an A4 envelope)



OFFER FOR PURCHASE OF:
17 BROMWICH ROAD,
WILLERBY
HU10 6SE

FAO: SOPHIE BARKER CLOSING DATE: 12 NOON WEDNESDAY, 14 MAY 2025

IMPORTANT NOTE TO DESPATCH DO NOT OPEN THIS ENVELOPE

Received on..... 2025 at..... am / pm by.....

To:
The Chief Executive
East Riding of Yorkshire Council
County Hall, Cross Street
Beverley, East Riding of Yorkshire
HU17 9BA

