

**Ulllyotts**  
Rural

**Land off Leys Lane, Skipsea  
Driffield  
YO25 8SL**

**8.43 acre grass paddock  
Equestrian land**

**Grazing land  
Possible leisure use**

**Guide Price: £70,000**



01377 253456

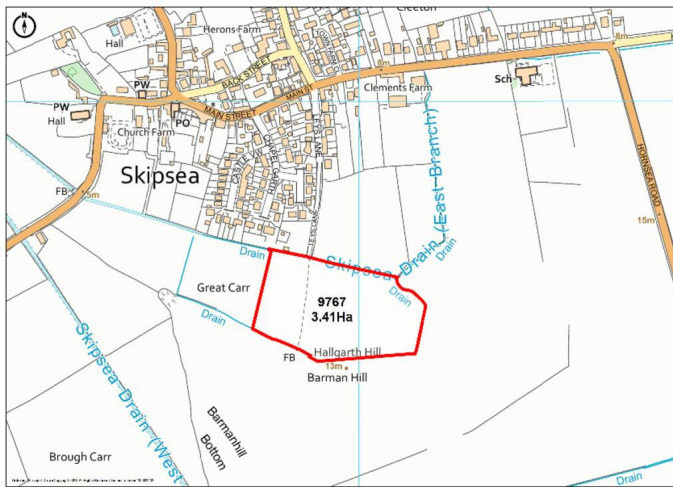
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# Land off Leys Lane, Skipsea

## Driffield

### YO25 8SL



#### DESCRIPTION

The land comprises a single parcel of permanent grassland extending to approximately 8.43 Acres (3.41 Hectares) and occupies a partially raised position to the south of Skipsea village. The land is bounded by Skipsea Drain to the north and partial hedges to the east, south and west.

The land has previously been used as silage ground and is perfectly suited for grazing or equestrian use. Subject to the necessary consents, leisure use may also provide opportunities.

#### LOCATION AND ACCESS

The land is located in the village of Skipsea and is accessed from Leys Lane, off Main Street.

#### TENURE AND POSSESSION

The land is offered for sale Freehold, with Vacant Possession being given on completion.

#### BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and is considered eligible for the Basic Payment Scheme ("BPS"). If required the relevant BPS Entitlements are available by separate negotiation. The Purchaser(s) will be required to indemnify the Seller against any future breach of cross compliance between the date of completion and the 31st December 2021, if the sale completes after the 17th May 2021 and the land has been included in the Seller's 2021 BPS claim.

#### STEWARDSHIP SCHEME

The land is not subject to any stewardship scheme.

#### SPORTING AND MINERAL RIGHTS

The sporting rights are in hand and included in the sale in so far as they are owned.

The manorial rights to mines and minerals and all other manorial interests are not included with the sale as they are not owned by the Seller.

#### SERVICES

There are no services to the land. The Seller has made an application to Yorkshire Water for an estimate to connect a field trough supply.

#### PLANNING

Planning enquiries in respect of the property should be directed to:

East Riding of Yorkshire Council  
County Hall  
Cross Street  
Beverley  
HU17 9BA

Tel: 01482 393939

#### PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

A public footpath crosses the land due south from Leys Lane.

#### NITRATE VULNERABLE ZONE

The land is located within the nitrate vulnerable zone.

## **SCHEDULED MONUMENTS**

Part of the land is designated a Scheduled Monument (listing 1013705) as the site of Hallgarth Medieval Hall and Moat. No remains of the monument remain above ground, both moat and building foundations survive as buried features.

## **METHOD OF SALE**

The land is offered for sale as a whole by Private Treaty. The Seller reserves the right to withdraw or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

## **OVERAGE PROVISION**

The land is subject to an overage provision from an earlier sale whereby a third party will be entitled to 20% of any uplift in value arising as a result of obtaining planning consent for any development, except agricultural or equestrian use, up to 7th January 2036.

## **VIEWING**

Accompanied viewing of the land can be arranged by prior appointment with Ulllyotts. The land can be viewed from the public footpath which crosses it.

## **FURTHER INFORMATION**

For further information please contact: Tom Julian  
BSc (Hons) MRICS FAAV MBPR (Assoc.)  
Tel: (01377) 253456 Email: tj@ullyotts.co.uk

## **DISCLAIMER**

Ulllyotts, their clients and any joint agents give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ulllyotts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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