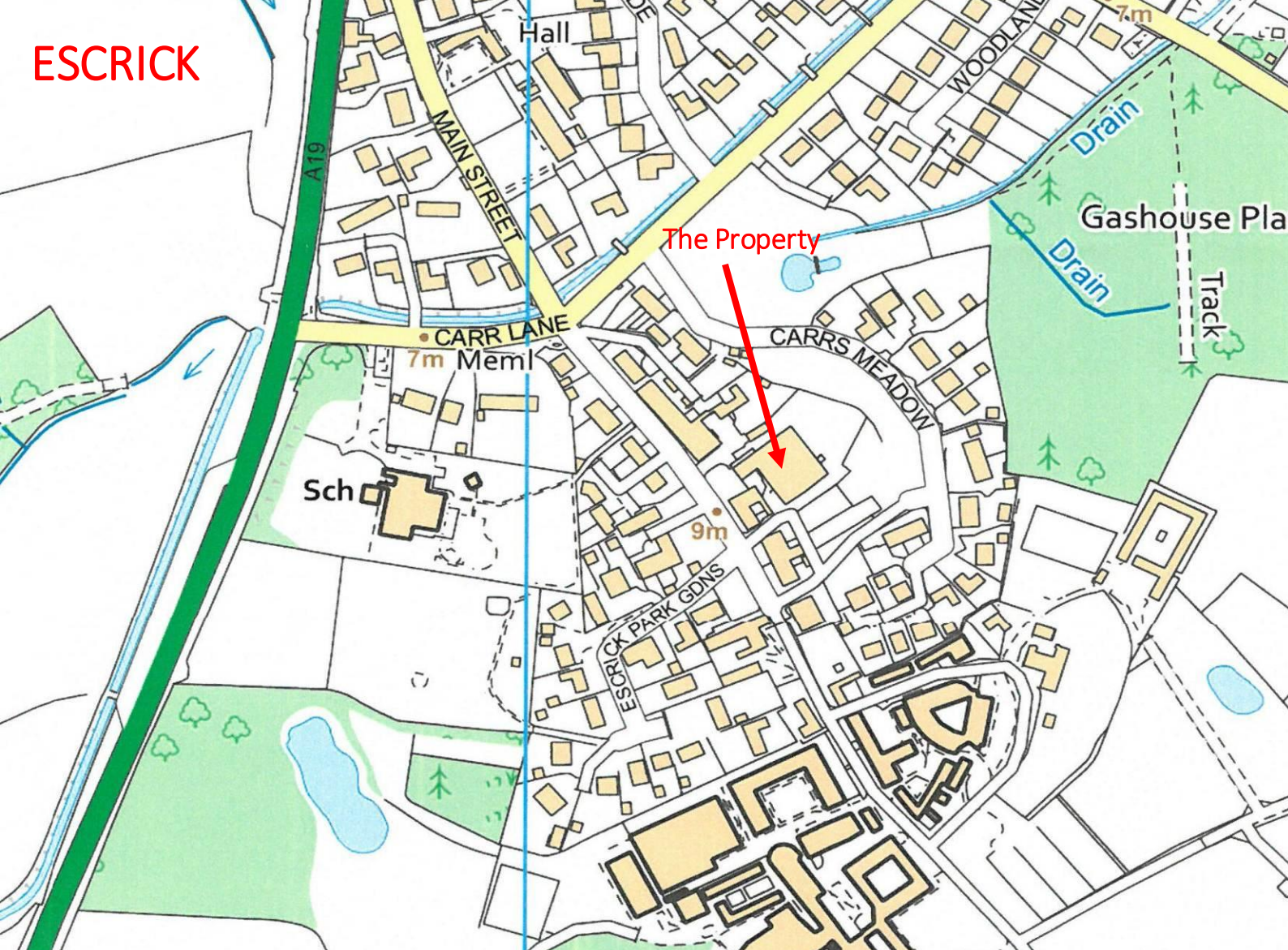


ESCRICK



Main Street
Escrick
York, YO19 6JP

GUIDE PRICE: £950,000

Planning permission for 4 new build detached houses and
barn conversion for a further 3 houses

■ **Ulllyotts** ■
EST 1891

01377 253456

PLANNING PERMISSION

Full planning permission has been granted for eight dwellings (one of which is to be retained) without the requirement for the provision of affordable housing or on-site open space/green space subject only to a contribution of £7928 for off-site open space and £520 for waste and recycling.

The notice of decision is dated 11 October 2024 in respect of planning application 2023/0110/FUL. The application and documents can be viewed on the website of North Yorkshire Council. The conditions may be regarded as being standard conditions. The notice of decision is reproduced later in these sales particulars.

THE DEVELOPMENT

The development comprises 4 new build detached houses (estimated total GIA 5895 sq. ft) and a barn conversion into 3 large two-bedroom cottages (estimated total GIA 2575 sq. ft) all with access from Main Street.

LOCATION

The property is situated in the historic core of the village of Escrick and within the conservation area. The village is edged by the A19 providing easy access by road and public transport to the historic city of York (7 miles) the Abbey town of Selby (6 miles) and typically about 35 minutes from Leeds via the A64 and A1 (M) motorway.

POPULATION

Around 1000 in the Parish

BACKGROUND

Three generations of the Traves family have occupied the property known as the Old Butchers Shop in Main Street, Escrick. Many of the buildings used for that business were demolished following the grant of residential planning permission to redevelop the site.

Foul and surface water drainage is thought to flow into a public sewer in Main Street. Three phase electricity is laid underground from Carr Meadows through what is shown on the Site Plan as P2 to the north gable of P1.

The existing access from Main Street is in part subject to a right-of-way in favour of the adjoining property known, or formally known, as the "Black Bull". The Sale Property has the benefit of a right-of-way over a lane leading from Main Street which was for many years the principal means of access for the business.

The development includes part of the garden of Lanrigg.

The 1990's extension to The Old Butchers Shop is to be removed and works carried which may, or may not, require a minor variation of the extant planning permission.

The Mansion House adjoins the Sale Property and visual privacy, and access to that property are to be protected. Details are out later these sales particulars.

CHARACTER OF THE VILLAGE CLOSE TO THE PROPERTY

The village is notable for its architecture and historical importance given its development as an estate village with Escrick Hall at its heart. The built environment reflects layers of

English rural architectural heritage, with influences from the Georgian, Victorian, and early 20th-century periods.

The historic village layout is carefully planned, with a sense of order and proportion characteristic of estate villages from the 18th and 19th centuries with many of the buildings including houses, lodges, and ancillary structures, exhibiting uniform stylistic elements typical of estate planning - symmetry, craftsmanship, and continuity in materials notably brick, tile and slate.

The village brickyard (now closed) probably was the source of many of the bricks used. Escrick Hall is a Grade II* listed Georgian mansion dating back to the early 18th century showcasing Palladian symmetry, classical detailing, with later Victorian additions. St Helen's Church was rebuilt in 1857 in the Gothic Revival style featuring a spire, intricate tracery windows, and detailed stonework, serving as a key example of mid-Victorian ecclesiastical architecture.

EXTRACT OF SITE PLAN APPROVED BY THE PLANNING PERMISSION



TENURE

Freehold.

VACANT POSSESSION

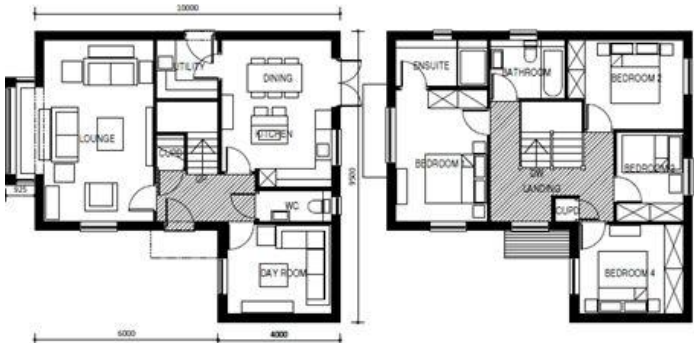
On completion.

SERVICES

Mains but not including gas.

NUMBER 2

(1413 sq ft)



NUMBER 3

(1388 sq ft)

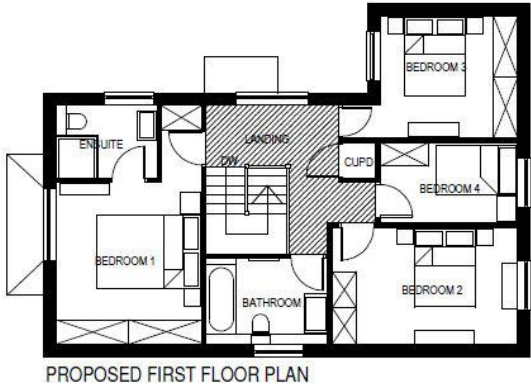


NUMBER 4

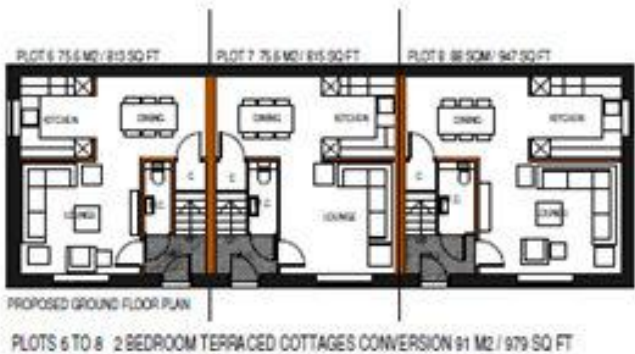
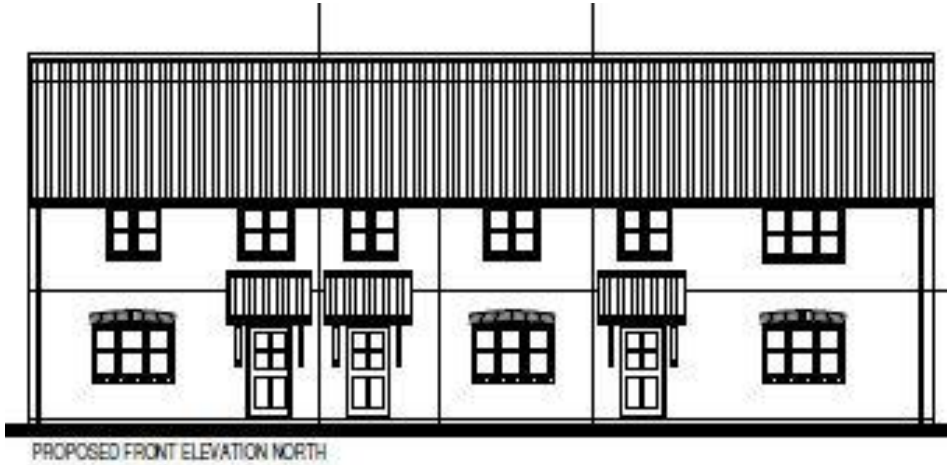
(1486 sq ft)



NUMBER 5
(1608 sq ft)



NUMBER 6, 7 AND 8
Number 6 - (813 sq ft)
Number 7 - (815 sq ft)



VILLAGE AMENITIES INCLUDE:

EDUCATION

Millhouse Children's Nursery

Pre-School Playgroup for children from the age of two.

Escrick Church of England Voluntary Controlled Primary School including Zac's before and after school club.

Further Education at Fulford School.

CLUBS FOR YOUNGSTERS

Beavers and Scouts which meet in Riccall.

Young Farmers Club – Open to all 10 to 28.

OTHER CLUBS AND LEISURE

Tennis.

The Monday Players.

Yorkshire Gentlemen's Cricket Club.

Yorkshire Country Womens Association.

Playing fields which host the August Escrick 10k run.

Escrick Indoor Short Mat Bowls Club..

Zumba.

AMENITIES

Doctors surgery.

Village Hall.

Escrick & Deighton Club with function room, bar, food, and monthly host to the Escrick Tea Shop.

Church dedicated to St. Helen.

The Parsonage Hotel, Spar and Restaurant.

Fat Abbott restaurant.

Sangthai Thai restaurant

Petrol station with Spar Shop.

Bus service - Selby/York every 20 mins.

NEARBY SHOPPING CENTRE

The Designer Outlet (5 miles).



St Helen's Church

Traves
c/o Mr Paul Butler
Ulliyotts
64 Middle Street South
DRIFFIELD
YO25 6QG

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT**

This decision does not constitute approval under the Building Regulations

Please read notes at the end of this notice

The above-named council being the Local Planning Authority for the purposes of your application dated 6 March 2023 in respect of the following:

Proposal: Residential conversion of existing buildings into 4 No 2 bedroom dwellings, erection of 1 No 3 bedroom and 3 No 4 bedroom dwellings together with associated garages and alterations to an existing building to form a store/garage for Langrigg, together with associated works including an improved access to Main Street

Location: Traves A, Abattoir, Main Street

have considered your application and have determined to GRANT permission in accordance with the application drawings and particulars subject to the following conditions and reasons and the signed Section 106 legal agreement OR Unilateral agreement.

01. The development for which permission is hereby granted shall be begun within a period of three years from the date of this permission.

Reason:

In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

02. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:

LOC01	Location Plan
022/060/PSP/F	Proposed Site Plan
LTP/4955P1/04.01 Rev D	Swept Path Analysis
022/059/PDC	Plot 1, 6, 7 and Proposed Plans and Elevations
022/059/PDP2/C	Plot 2 Proposed Plans and Elevations
022/059/PDP3/A	Plot 3 Proposed Plans

022/059/P3PDE/C	Plot 3 Proposed Elevations
022/059/PDP4/C	Plot 4 Proposed Plans and Elevations
022/059/PDP5/C	Plot 5 Proposed Plans and Elevations
022/059/PDPG/A	Revised Garage Plans
024/07/1	Outbuilding Existing and Proposed Plans
024/024/WJHD	Window Jamb, Head & Cill Detail
T728-2-43	Brick Detailing

Reason:

For the avoidance of doubt.

03. The materials to be used in the construction of development hereby permitted shall match the proposed materials as stated on the Heritage Statement (Ref no. ATSL25) received by the Local Planning Authority on 31 January 2023.

Reason:

In the interests of visual amenity and in order to comply with Policy ENV1 of the Selby District Local Plan.

04. The development must not be brought into use until the access to the site at Traves A, Abattoir, Main Street has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The access must be formed with 6 metres radius kerbs, to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 6 metres into the site must be constructed in accordance with Standard Detail number E50 and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision should be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the specification of the Local Highway Authority
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason:

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

05. There must be no access or egress by any vehicles between the highway and the application site at Traves A, Abattoir, Main Street until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:

In the interests of highway safety.

06. No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Traves A, Abattoir, Main Street have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:

To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

07. No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. details of any temporary construction access to the site including measures for removal following completion of construction works;
2. restriction on the use of Traves A, Abattoir, Main Street access for construction purposes;
3. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
4. the parking of contractors' site operatives and visitor's vehicles;
5. areas for storage of plant and materials used in constructing the development clear of the highway;
6. details of site working hours;
7. details of the measures to be taken for the protection of trees; and
8. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason:

In the interest of public safety and amenity.

08. Prior to development (excluding demolition), a site investigation and risk assessment must be undertaken to assess the nature, scale and extent of any land contamination and the potential risks to human health, groundwater, surface water and other receptors. A written report of the findings must be produced and is subject to approval in writing by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason:

To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

09. Where remediation works are shown to be necessary, development (excluding demolition) shall not commence until a detailed remediation strategy has been submitted to and approved by the Local Planning Authority. The remediation strategy must demonstrate how the site will be made suitable for its intended use and must include proposals for the verification of the remediation works. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason:

To ensure that the proposed remediation works are appropriate and will remove unacceptable risks to identified receptors.

10. Prior to first occupation or use, remediation works should be carried out in accordance with the approved remediation strategy. On completion of those works, a verification report (which demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority. It is strongly recommended that the report is prepared by a suitably qualified and competent person.

Reason:

To ensure that the agreed remediation works are fully implemented and to demonstrate that the site is suitable for its proposed use with respect to land contamination. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

11. In the event that unexpected land contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, if remediation is necessary, a remediation strategy must be prepared, which is subject to approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation strategy, a verification report must be submitted to and approved by the Local Planning Authority. It is strongly recommended that all reports are prepared by a suitably qualified and competent person.

Reason:

To ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land contamination.

12. The development hereby approved shall be carried out in accordance with the ecological mitigation measures set out in the Preliminary Ecological Appraisal (dated 5th September 2022).

Reason:

In order to protect and enhance the sites ecological value in accordance with the NPPF, Policy SP18 of the Selby Core Strategy and ENV1 of the Selby Local Plan.

13. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 hours and 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank or National Holidays.

Reason:

To protect the residential amenity of the locality during construction and to comply with the National Planning Policy Framework (NPPF), the Noise Policy Statement for England (NPSE) and Selby District Council's Policy's SP19 and ENV2.

14. There shall be no piling on the site until a schedule of works identifying those plots affected and setting out mitigation measures to protect residents from noise and vibration has been submitted to and approved in writing by the local planning

authority. The piling shall thereafter be carried out in accordance with the approved scheme.

Reason:

To protect the residential amenity of the locality during construction and to comply with the National Planning Policy Framework (NPPF), the Noise Policy Statement for England (NPSE) and Selby District Council's Policies SP19 and ENV2.

15. No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ouse & Derwent Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage.

Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered for the disposal of surface water:

- The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
- If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
- For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
- Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

Reason:

To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

INFORMATIVES:

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

COAL AUTHORITY - LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered

during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

CONSENT - DISCHARGE

Under the Board's Byelaws, the written consent of the Board is required prior to any discharge, or increase in the rate of discharge, into any watercourse (directly or indirectly) within the Board's District.



Trevor Watson
Assistant Director - Planning

DATE 11 October 2024

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval under any other Bye-laws, Local Acts, Orders, Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

YOUR RIGHTS OF APPEAL ARE AVAILABLE AT www.northyorks.gov.uk/planning

Decision No
2023/0110/FUL

00. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on [GOV.uk](https://gov.uk).

Background

For at least three generations the Traves family have occupied the property known as the Old Butchers Shop in Main Street, Es crick. That business expanded into a wholesale meat business with a major extension to the property taking place during the early 1990s. Many of the buildings used for that business were demolished following the grant of residential planning permission to redevelop the site. Foul and surface water drainage is thought to flow into a public sewer in Main Street bypassing the now disused underground settling tanks in or close to the access from Main Street. Three phase electricity is laid underground from Carr Meadows through what is shown on the Site Plan as P2 to the gable of P1.

The access from Main Street is in part subject to a right-of-way favour of the adjoining property known or formally known as the “Black Bull”. The Sale Property has the benefit of a right-of-way over a lane leading from Main Street which was the principal means of access during for the wholesale meat business. The Sale Property is subject a right-of-way favour of the Mansion House.

Part of the garden of Lanrigg (owned by one of the family) is included.

The Old Butchers Shop (facing Main Street) was extended during the 1990s and that extension is to be removed for the purposes of the proposed Estate Road. The buyer will be required to carry out works to the Old Butchers Shop for the benefit of Lanrigg. Those works may, or may not, require a minor variation of the extant planning permission.

Two of the family members live in the adjoining house known as The Mansion House and they wish to protect visual privacy in the garden of that property in addition to relocating/moving the existing means of access. It is also intended to retain Plot 1 with the buyer being obliged to carry out works to that property for the benefit of the Seller.

The boundaries of the Sale Property will be pegged out or marked by the Surveyor who shall provide a GPS survey plan showing the boundaries which plan will be provided between exchange of contracts and completion.

Definitions

“1992 Section 106 agreement”: The agreement relates to the former use as a slaughterhouse and has no relevance to the development approved by the Notice of decision.

“2024 planning obligation”: The planning obligation dated 16 February 2024 providing for the payment of a contribution of £7928 for of off-site open space contribution and £520 for a waste cycling.

Covenants by the Buyer.

- 1) To construct and the Estate Road by not later than 31 December 2026, and
- 2) To cause the adoption of the estate Road by not later than 30 June 2028, and
- 3) To provide Service media to Plot 1 by not later than 31 December 2026, and
- 4) To provide Sewers to Plot 1 by not later than 31 December 2026, and
- 5) Not to provide or allow or retain any window aboveground floor other than bathroom, shower room/toilet windows with obscure glazing in each case not exceeding 610 mm in width and 1040 mm in height on Plot 2 which would overlook or interfere with the beneficial residential occupation of the garden of the Mansion House or the Mansion House itself.
- 6) Not without on every occasion first obtaining the written permission of the owners of the Mansion House (including their successors in title) to change the exterior of the dwellinghouse to be built on Plot 2 pursuant to the Notice of decision, such consent not to be unreasonably withheld or delayed, and
- 7) In accordance with a specification to be provided by the Surveyor (acting reasonably).
 - a) To convert Plot 1 into a dwelling pursuant to the development approved by the Notice of decision, and
 - b) Make good the Old Butchers Shop and provide an extension thereto together with a means of access from the Estate Road, and
 - c) Provide a dwarf brick wall with metal rail fence above and hawthorn hedge on the side along that part of the Estate Road which abuts the retained garden of Lanrigg, and
 - d) Provide the Alternate Access, and
 - e) Level and brick set that part of Plot 1 shown on the Site Plan as parking for two motor cars.

“Estate Road”: The road shown on the Site Plan without limitation including the access and service strip in part coloured dark grey, light grey, brown and uncoloured which is to be adopted as a public road pursuant to Section 38 of the Highways Act 1990 (as amended) and subject to any minor variations to ensure vehicle and pedestrian access of not less than 3.00m in width from the Estate Road to each of The Mansion House, Lanrigg and Plot1.

“Notice of decision”: A notice of decision dated 11 October 2024 in respect of planning application number 2023/0110/FUL conditionally granting planning full permission for “Residential conversion of existing buildings into 4 No 2 bedroom dwellings, erection of 1 No 3 bedroom and 3 No 4 bedroom dwellings together with associated garages and alterations to existing building to form a store/garage for Lanrigg, together associated works including an improved access to Main Street”.

“Plot 1”: All that area of land and building shown on the Site Plan as “P1” fronting the Estate Road with vehicle and pedestrian access to the side of not less than 3.00m in width and an adjacent strip of land of not less than 3.00m in width for the purposes of providing an alternative access to The Mansion House (“the Alternate Access”) the exact boundaries of which are to be determined by the Surveyor.

“Plot 2”: The land shown on the Site Plan as “P2”.

“Reserved Access Rights”: Until the Estate Road is publicly adopted, the right for the Seller and any or all of them and their successors in title and those authorised by them to pass with or without vehicles over and along the Estate Road for all purposes not limited to access to or egress from the properties known as The Mansion House, Lanrigg and Plot 1.

“Reserved Service media rights”: The right for the Seller and their successors in title and those authorised by them to use, connect into and or provide any Service media together with ancillary rights of access for these purposes.

“Restrictive covenants for the benefit of the Sellers Retained Land ”:

- a) not to use or allow the use of the Sale Property or any part of parts thereof for any trade or business or manufacture (other than office work at home which is not inconsistent with residential occupation) or for any purpose other than as individual single private dwellings for use of one family and as regard to any garages use as a private garage incidental to the single private dwelling which it serves, and
- b) not to use the Sale Property for any illegal, immoral, improper, noisy, or offensive purpose including the sale of alcohol or gambling by members of the public, and
- c) not to do anything at or on the Sale Property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the Seller or any one or more of them or their successors in title, and
- d) not to obstruct access to or egress from Lanrigg, Plot 1 and The Mansion House, and
- e) not to alter, remove or damage a wall being the property of The Mansion House and forming the common boundary (not a party wall) with Plot 2, and
- f) the covenants shall not interfere with the development approved by the Notice of decision.

“Sale Property”: (Plots 2 to 8 inclusive) the freehold property known as part of the Slaughterhouse registered at HM land registry with title absolute under title number NYK1791642 together with part of the property known as Lanrigg registered at HM Land Registry with title absolute under title number NYK414413 and such title as the Seller can give to a small area of unregistered land all shown on the Site Plan but not including Plot 1 and the Old Butchers Shop.

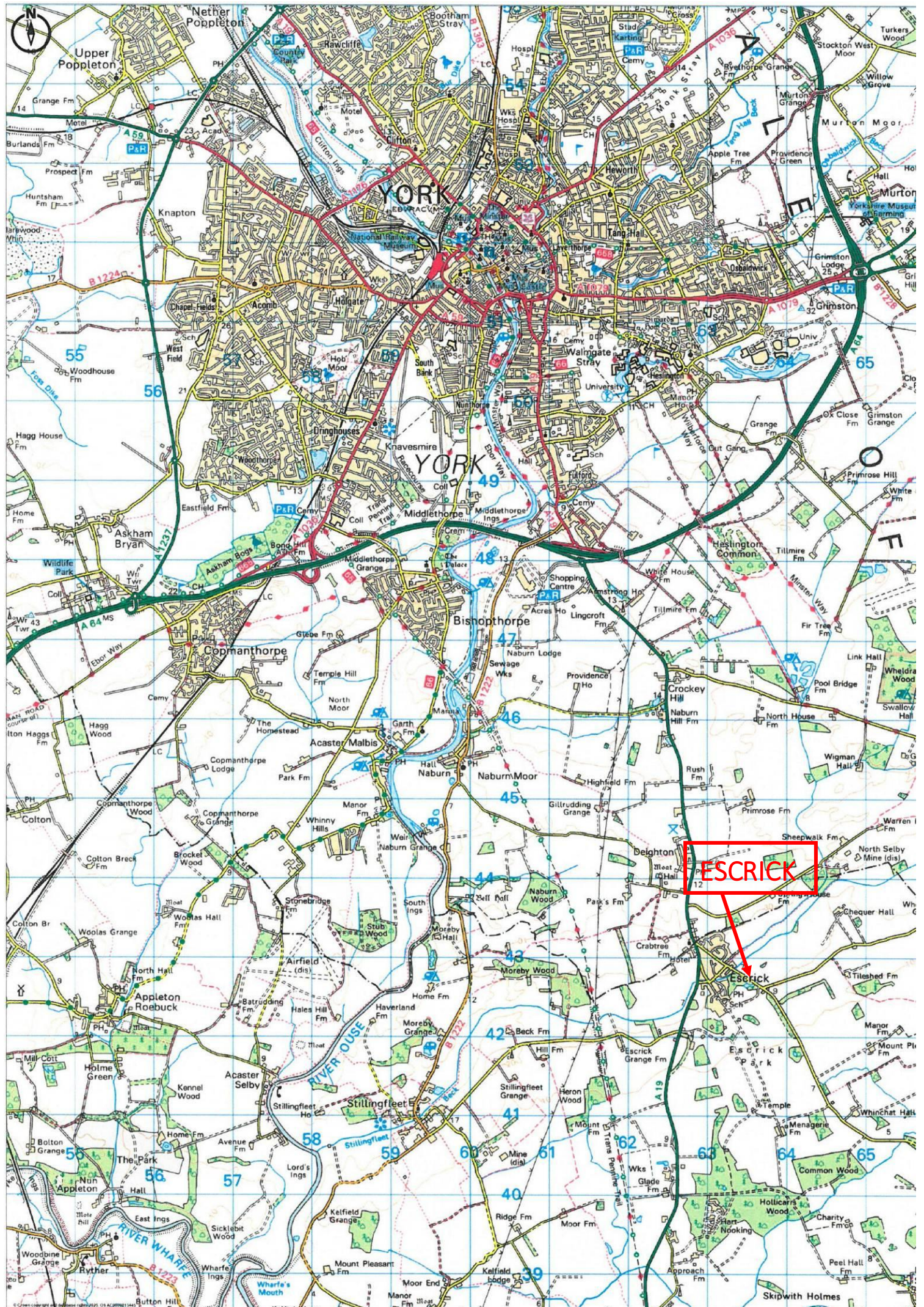
“Service media”: All media for the supply and removal of heat, smoke, electricity, water, energy, telecommunications, television, data and all other services and utilities and all structures, machinery and equipment ancillary to those media.

“Sewers”: The foul and surface water sewers to be constructed in the Sale Property and connecting to the public sewer Main Street which are to become public sewers as defined in Section 219 of the Water Industry Act 1991.

“Site Plan”: Drawing 022/060/PSP/F as approved by the notice of decision.

“Surveyor”: A surveyor or surveyors appointed by the Seller who shall be required to act promptly and professionally.

“Sellers Retained Land”: The freehold property known as The Mansion House registered at HM Land Registry with title absolute under title numbers NYK450640 and NYK41079 and the freehold property known as Lanrigg registered at HM Land Registry with title absolute under title number NYK414413.



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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