

DEVELOPMENT OPPORTUNITY

KILPIN, DN14 7TJ

FOR SALE BY INFORMAL TENDER
FREEHOLD

'PRIME DEVELOPEMNT OPPORTUNITY'. This range of traditional agricultural barns have the benefit of Class Q approval for change of use to residential dwellings. Change of use has been granted on 3 agricultural buildings to form 4 dwellings with associated building works in accordance with reference number 25/00336/AGRNOT. For Sale by Informal Tender. Guide Price £250,000 plus. Tenders close 4th July at 12 noon.

EPC:



DEVELOPMENT OPPORTUNITY

- Prime Development Opportunity
- Range of traditional Barns with Class Q consent for residential conversion.
- Situated in the rural hamlet of Kilpin
- Approx 3 miles from the market town of Howden and access to J37 of the M62
- Change of use of 3 agricultural buildings to form 4 dwellings with associated building works
- Guide Price £250k plus
- Tenders close 4th July 2025 at 12 noon



Situation

The barns are situated at Kilpin Hall Farm in the rural hamlet of Kilpin, approximately 3 miles from the market town of Howden and access to the motorway networks at J37 of the M62.

Description

The barns have the benefit of Class Q approval for change of use of 3 agricultural buildings to form 4 dwellings with associated building works in accordance with application number 25/00336/AGNROT. Full details, plans and elevation drawings can be viewed on the planning portal of the East Riding of Yorkshire Council website using the reference number 25/00336/AGNROT.

- Unit 1 - Two bedrooms, approx 68.8sqm
- Unit 2 - Three bedrooms, approx 105sqm
- Unit 3 - Three bedrooms, approx 116.2sqm
- Unit 4 - Four Bedrooms, approx 244sqm

Method of Sale

The property is being offered for sale by 'Informal Tender'.

All tenders must be submitted on the relevant tender document and returned to the Agents Office no later than 12 noon on Friday 4th July 2025 All tenders must be submitted in a sealed envelope marked 'Development Opportunity, Kilpin'. Please confirm that you have the necessary cash funds.

Our client reserves the right not to accept the highest or indeed any bid made in this respect.

General Remarks

Tenure

It is understood that the tenure of the property and land is freehold. We have not inspected the deeds and have to assume

for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

• Possession

The property and land are being offered for sale with vacant possession upon completion.

• Wayleaves, Easements and Rights of Way

The property and land are sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

• Outgoings

We understand that the land is subject to an annual drainage rate payable to the Ouse & Humber Drainage Board.

• Entitlements

There are no entitlements included within the sale.

• Sporting Rights

All sporting rights are in hand and will be included within the sale.

• Quota's

There are no quotas attached to the land and there are no quotas included within the sale.

• Minerals

The mineral rights are included in the sale.

• Deductions

The buyer will not make any claim for deductions or dilapidations whatsoever.

VAT

The sale price is agreed on a VAT exclusive basis and the Purchaser/s shall indemnify the Vendors for any VAT which may subsequently be payable.

• Viewing

By Appointment with the Agents.

• Contaminated Land

The seller is not aware of this land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises the Buyer to make such enquiries and investigations which may be necessary to satisfy themselves that none of the land is so filled.

• Plans & Particulars

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

All plans are for identification purposes only, and are not to scale. The plans have been reproduced with the sanction of HMSO under licence number 100004776. Crown copyright reserved.

• Local Authorities

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

Tel : 01482 393580

Ouse & Humber Drainage Board, 24 Innovation Drive, Green Park Newport, East Riding of Yorkshire, HU15 2FW

Tel : 01430 430237

Rural Payments Agency, P O Box 352, Worksop, S80 9FG

Tel : 03000 200 301

• Services

Prospective purchasers can make the relevant enquiries from the following utility companies with regard to the services available.

Yorkshire Water Services (New Supplies & Enquiries), Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ.

Yorkshire Electricity – New Supplies, Supply Line (YorkshireElectric) PO Box 161, 161 Gelderd Road, Leeds, LS1 1QZ.

• Misrepresentation Act 1967

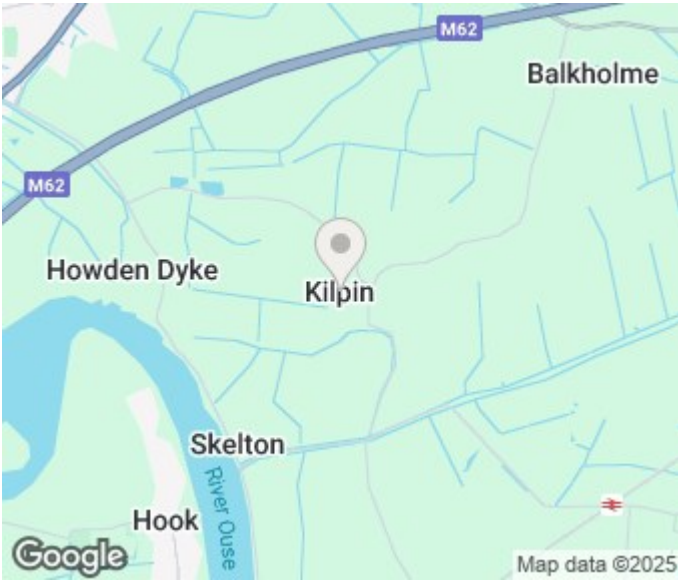
1. The Agents acting for the Vendor of the land give notice that none of the statements in these particulars as to the land are to be relied upon as a statement of representation of fact. Sales particulars and plans are for reference only and any error or omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for actions of law.

2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.

DEVELOPMENT OPPORTUNITY







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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