



Price £120,000

Land & Buildings Rear of 65 Main Street, Cranswick, Driffield, YO25 9QN

LEONARDS
— SINCE 1884 —

LAND & BUILDINGS REAR OF 65 MAIN STREET, CRANSWICK, DRIFFIELD, YO25 9QN

- Equestrian Yard & Paddocks
- c.4.71 Acres (1.91 Hectares)
- Popular Village Location
- 3 x Block Built Stables & Tack Room
- General Purpose Steel Frame Barn
- Chicken Coups & Runs
- Edge of Village Location
- Excellent Opportunity

Location & what3words

The property is located on the northern fringe of the popular village of Hutton Cranswick which lies approximately 4 miles due south of the Market Town of Driffield and 7½ miles north of the Market Town of Beverley. The yard and paddocks are approached via an 11' wide right of way on the western side of 'Whites Butchers' 65 Main Street, Hutton Cranswick, at the foot of which is a gated access to the property.

what3words ///tailing.foiled.listen

Description

As a whole, the property extends to approximately 4.73 acres (1.91 hectares) to include 3 x block & brick built stables and tack room, useful steel portal frame barn, a small concrete enclosed yard together with a range of chicken coops & runs beyond which there is a narrow turn out paddock leading to the main paddock which bounds the northern fringe of the village. The buildings in more detail include:-



Stable Block

Block & brick built, beneath a mono-pitched corrugated fibre cement roof open to a small enclosed concrete yard and to include:
2 x 12' x 12' stables
1 x 12' x 14' stable

Tack Room

12' x 6' also open to the yard with pedestrian access leading to the adjoining barn.

General Purpose Barn

39' x 13'6 constructed around a steel portal with dwarf brick wall, Yorkshire timber board above and mono-pitched profile metal roof incorporating roof lights having an concrete floor and with steel tubular and galvanised plate access gate.

Chicken Coops and Run

In a position beyond the general purpose building, built of timber and of varying sized, enclosed by wire fence and with a single width track to the western side leading to:

Turn-out Paddock

0.86 acres (0.35 hectares) with gated access leading to:



Main Paddock

3.53 acres (1.43 hectares).

Tenure & Possession

The property is available Freehold with Vacant Possession on completion.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all wayleaves, easements or quasi easements and rights of way. Light, support, drainage, service supplies whether mentioned in these particulars or not and without any obligation to define the same respectively.

Both water and power to the outbuildings have been supplied from the adjoining butchers shop, however it is envisaged that these will be disconnected prior to any sale being completed. There is a full right of access at all times to pass with our without vehicles along the 11' wide access from the property out to Main Street on the western side of the Butchers shop. There is a public footpath that crosses the main paddock running south to north leading from the village. There is also an electric wayleave crossing the main paddock in favour of Northern Powergrid Plc. Further details of the various rights are available upon request form the sole agent.

Sporting & Mineral Rights

The sporting, mining and mineral rights (so far as these are owned) are included in the sale.

Deductions

The purchaser shall make no claim for deductions or dilapidations what so ever.

Development Uplift Clause

A "Development Uplift" (overage) is to be imposed on the basis that should and if the land use be changed away from agriculture, horticulture, equine use either through any planning consent or permitted development rights (under the General Development Consent Order) then a "Development Uplift" (overage) would be payable to the vendor or their successors in title. This would be based upon 30% of the increase in the Market Value of the property immediately before the planning consent/permitted development, was granted (excluding any hope value) and the Market Value of the property immediately after planning/permitted development consent is granted but taking into account the terms of any such consent. The overage/development uplift is imposed for a period of 25 years.

Method of Sale

The land is offered by Private Treaty based upon a price guide for the whole of £120,000. The vendor reserves the right to conclude the sale by any other means at their discretion.

Plans & Measurements

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract for sale. Areas or measurements where stated are given as a guide only and should be checked by you or your own agent(s).

Local & Statutory Authorities

The East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA Tel: (01482) 887700 Web: www.eastriding.gov.uk
Yorkshire Water Services Tel: 03451 242424 Web: www.yorkshirewater.com
Northern Powergrid Tel: 0800 011 3332 Web: www.northernpowergrid.com

Viewings

Strictly by appointment with the sole agents on (01482) 375212. Please take care when viewing the property being as vigilant as possible when making an inspection for your own personal safety.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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