



Dee  
Atkinson  
& Harrison

**Hutton Cranswick Industrial Estate, Nr Driffield**

**FOR SALE - 0.14 acres or thereabouts of Industrial Land**



# Hutton Cranswick Industrial Estate, Nr Driffield, East Yorkshire

## 0.14 Acres or thereabouts Industrial Land

### Guide Price: £90,000

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Driffield 4 miles | Beverley 9 miles | Market Weighton 14 miles  
(all distances approximate)

#### DESCRIPTION

A parcel of bare industrial land extending to around 0.14 acres or thereabouts located on the Hutton Cranswick Industrial Estate. The land is bounded by a secure steel palisade fence and has a hardcore surface. It is considered suitable for a variety of commercial uses and has the benefit of two planning permissions (see comments opposite). In addition the land has the benefit of an electricity supply.

#### LOCATION PLAN



#### LOCATION AND ACCESS

The land is located on the Hutton Cranswick Industrial Estate close to the junction with the A164 road. The Estate has good occupancy levels with a variety of occupiers and provides excellent links to the regional road network.

Hutton Cranswick lies approximately 4 miles to the south of the Market Town of Driffield and around 9 miles to the north of Beverley.

#### PLANNING

The land has the benefit of two planning permissions, one dated 10<sup>th</sup> November 2021 for 'Change of use of land for the siting of 11 no. storage containers, and provision of concrete apron for car parking' (Ref: 21/02976/PLF) and a second dated 28<sup>th</sup> February 2023 for 'Erection of a building to form two industrial units with ancillary storage at first floor level, installation of 2 floodlights mounted on 7m high columns and 6 wall mounted floodlights and associated hardstanding/parking areas and drainage works' (Ref: 22/00994/PLF).

Planning enquiries in respect of the land should be directed to East Riding of Yorkshire Council, County Hall Cross Street, Beverley HU17 9BA. Tel: 01482 393939

#### GENERAL REMARKS AND STIPULATIONS

#### METHOD OF SALE

The land is for sale by Private Treaty and interested parties should register their interest with Dee Atkinson and Harrison to be kept informed as to how the sale may be concluded. The Vendors reserve the right to complete a sale by any other means at their discretion.

#### TENURE & POSSESSION

The land is for sale freehold with vacant possession.

#### SERVICES

Mains electricity is on site.

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

The land is sold with the benefit of all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or 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.

#### CONTAMINATED LAND

The Vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendors do not give any guarantee in this respect and advise the Purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

#### PLANS, AREAS AND SCHEDULES

The plans provided in these sales particulars and the areas stated are for guidance only and are subject to verification with the title deeds.

## VAT

In the event that the sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price.

## VIEWING

Viewing of the land can be arranged by prior appointment with Dee Atkinson & Harrison.

## FURTHER INFORMATION

For further information please contact Samantha Mellor MRICS FAAV

Tel: (01377) 253151

Email: [sam.mellor@dee-atkinson-harrison.co.uk](mailto:sam.mellor@dee-atkinson-harrison.co.uk)

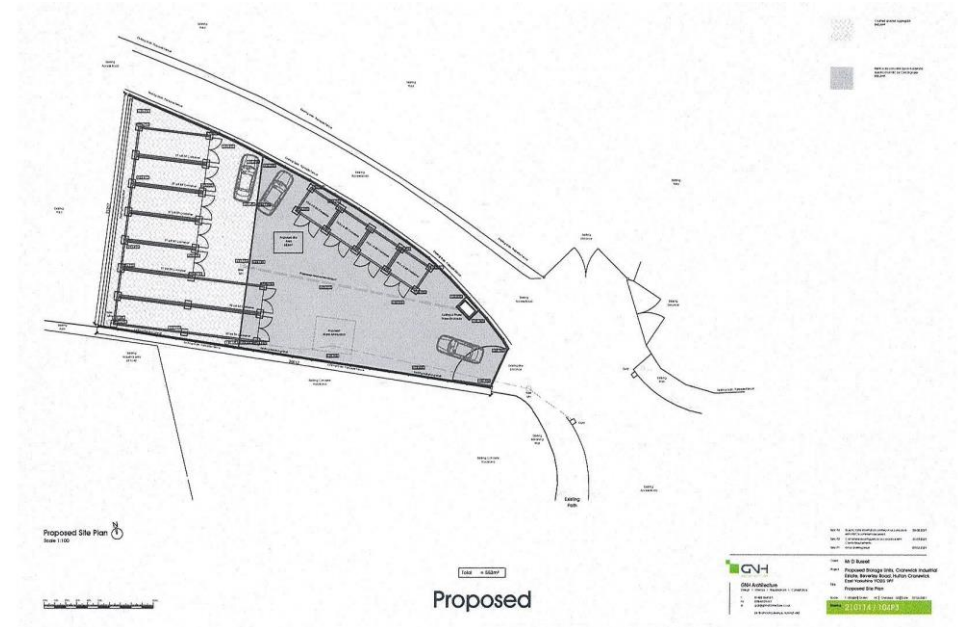
**Please note that if you have downloaded these particulars from the internet you will need to register your interest with our office to be kept informed of the sale process.**

## NOTES

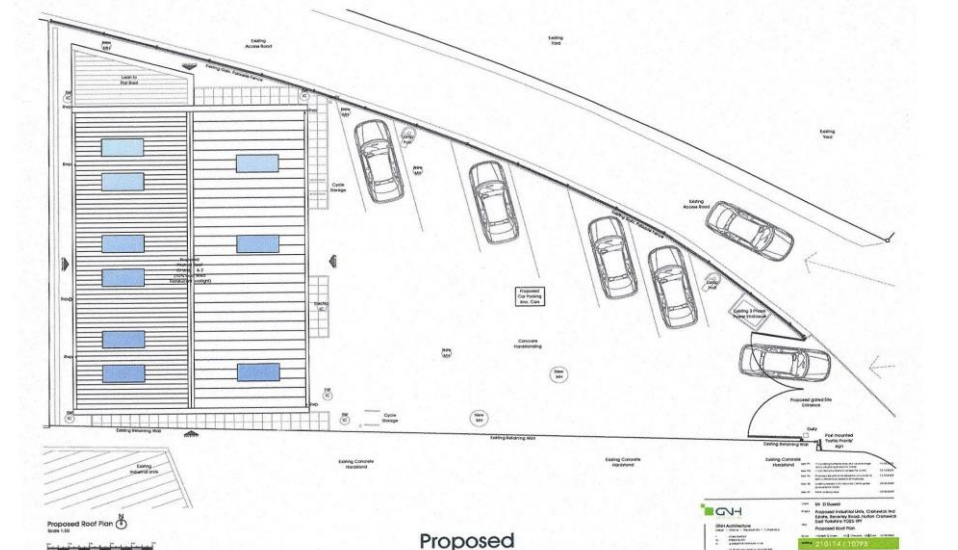
Particulars prepared August 2024.



## Proposed Site Plan from Planning Permission Ref: 21/02976/PLF (Storage Containers)



## Proposed Roof Plan from Planning Permission Ref: 22/00994/PLF (Industrial Units)







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