

Dee
Atkinson
& Harrison



Vicarage Lane, Skirlaugh, Nr Hull, HU11 5HE
FOR SALE – Commercial Yard & Buildings

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Commercial Yard & Buildings

Guide Price: Offers in Excess of £275,000

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Kingston Upon Hull 8 miles | Beverley 10 miles | Market Weighton 20 miles
(all distances approximate)

DESCRIPTION

The property extends in all to around 0.32 acres or thereabouts and is currently used as a commercial builders yard. The site is fenced and comprises the following accommodation:

Joiners Workshop 69' 7" x 16' 6" (21.21m x 5.03m) plus internal WC. Of brick and block construction under a profile sheet roof.

Range of Garaging and storage 4 bay, 2 storey steel portal framed building with pitched asbestos roof including:
Office 21' x 10 5" (6.41m x 3.17m)
Garage 21' x 18.3" (6.41m x 5.56m) with up & over garage doors

Open Storage 21'3" x 18'2" (6.49m x 5.54m) with internal staircase to First Floor

Open storage 21' x 18'8" (6.41m x 5.75m)

First Floor:

Store 1: 21' x 14'6" (6.41m x 4.41m)

Store 2: 7'11" x 14'4" (2.41m x 4.36m)

Store 3: 21' x 43'11" max (6.41m x 13.39m)

2 No Workshop/Stores 28'10" deepening to 38'3" x 45'7" (8.79m deepening to 11.66m x 13.93m approx) plus 2 small internal stores. Of timber frame construction clad block work and profile sheet under a pitched asbestos roof with double timber doors and concrete floor.

Lean-to workshop 28'5" x 17'9" (8.67m x 5.42m) with roller shutter door.

The property is considered versatile and suitable for a variety of uses. It is available either separately as shown in these particulars or jointly with the adjoining house known as East View.

LOCATION PLAN



LOCATION AND ACCESS

The property is located on Vicarage Lane within Skirlaugh village which provides excellent access onto the A165 Hull Road.

The property adjoins the residential dwelling known as East View to the east and a commercial depot to the west.

The City of Kingston Upon Hull lies some 8 miles to the south and the Market Town of Beverley some 10 miles to the north-west.

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

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property 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 Vendor reserves the right to complete a sale by any other means at their discretion.

TENURE & POSSESSION

The property is for sale freehold with vacant possession.

SERVICES

We understand mains electricity and water are connected.

PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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

BUSINESS RATES

The property has been assessed for business rates and based on Gov.uk the current rateable value is £13,500.

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 property is strictly by accompanied appointment with Dee Atkinson & Harrison.

FURTHER INFORMATION

For further information please contact Samantha Mellor MRICS FAAV on

Tel: (01377) 253151

Email: sam.mellor@dee-atkinson-harrison.co.uk

Or

Chris Ray BA (Hons) on

Tel: (01482) 866844

Email: chris@dee-atkinson-harrison.co.uk

NOTES

Particulars prepared October 2024.

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.

Joiners Workshop



2 No. Workshop/Stores





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