



Main Street, Cranswick, Driffield, YO25 9QN

Welcome to

Main Street, Cranswick, Driffield

Parcel of land for sale in central location of this highly sought after village overlooking the green and village pond.

With a frontage to Main Street the land extends to approximately 0.14 acres 581 square meters.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Important Information

Our vendor has approached East Yorkshire Planning Department, for a pre application response, with a reply as follows:

- Positive pre-application with the council for proposed single residential dwelling.
- The site sits within the settlement boundary
- Easy access to the site off Main Street
- The site is nestled between two other residential dwellings
- A very unique opportunity to build your own home, subject to the necessary planning permission
- Information on the desirability of the village and location

Pre Application Report

Pre Application Report

The full pre application report is available for inspection at the Agents Beverley Office. The report conclusion is as follows:

The principle of a dwelling in this location could be considered acceptable but this would be subject to meeting the site specific requirements in terms of scale, design, sitting and appearance. Consideration should be given to the impact the proposal would have on the character and appearance of the conservation area. Careful consideration should be given to the impact a dwelling would have on the neighbouring properties to avoid introducing a negative impact upon their amenities. Parking provisions should meet the requirements as set out in the East Riding Design Code.

Agents Note

Vendor is going to be securing an Overage against the land for a period of 30 years at a rate of 30%. For further information, please contact the branch on 01482 880488.

Welcome to

Main Street, Cranswick Drifffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Parcel of land for sale with development potential
- Highly desirable village location overlooking the green and village pond

Tenure: Freehold EPC Rating: Exempt

guide price

£60,000

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107258



Property Ref:
BEV107258 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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