



Dee  
Atkinson  
& Harrison

Land and Buildings at Green Lane Farm, North Frodingham, Driffield, YO25 8LQ  
TO LET

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## *Land and Buildings suitable for a variety of uses (subject to Planning Consent)*

### TO LET

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Driffield 7.0 miles | Hornsea 9.3 miles | Beverley 13.2 miles | Hull 17.1 miles  
(All distances approximate)

#### DESCRIPTION

The property at Green Lane Farm extends to approximately 2.57 acres and comprises a stables block of 5 stables and 2 tack rooms, a large portacabin classroom with facilities, grass paddocks and former riding arena.

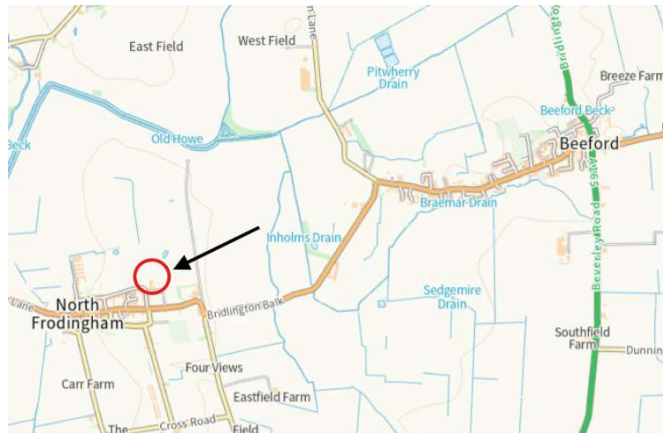
The site has previously been used in association with the adult housing and care at the adjoining property. The stables have planning consent for use as workrooms and classroom facilities are available on the site within a portacabin. The property would be suitable for livestock grazing, horticulture or equestrian use and a wide range of personal or business interests subject to the necessary planning consents. The property benefits from an independent access from

#### LOCATION AND ACCESS

The property is located to the North east corner of the village of North Frodingham off High Side. North Frodingham is located approximately 7 miles east of Driffield and 13.2 miles north east of Beverley in East Yorkshire

The rural village of North Frodingham provides a range of amenities and leisure facilities and due to the rural nature of the village is surrounded by open countryside.

The B1249 road that runs through North Frodingham connects the village to the neighboring village of Beeford and local market town of Driffield. The A165 is approximately 2 miles east providing good access to Hull and Beverley.



#### BUILDINGS

##### **Stable Block (Approx – 170sqm (1850sqft))**

The stables block is divided into 5 Stables and 2 Tack rooms and has planning consent for use as work rooms.

##### **Mobile Classroom (Approx 100sqm (1090sqft))**

Portacabin building with washroom, kitchen area and classroom/ work area.

#### LAND

The land extends to around 2.5 acres of Grade 3 grassland that has historically been used for horticulture and grazing, the paddocks are fenced. Part of the land includes a former riding arena where the surface has become overgrown.

#### SERVICES

We understand the property is supplied with mains electricity and water.

#### LEASE TERMS

Lease terms are to be discussed and will be dependent on the intended use of the property. Further details are available from Dee Atkinson & Harrison on expressed interest.

#### BUSINESS RATES

Due to the previous use of the land and buildings there is not currently a business rates assessment of the property. However, depending on the use of the property the tenant may be liable for business rates. There may be an opportunity to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of this property.

#### EPC

The classroom does not currently have an EPC rating as it is a temporary structure.

#### PLANNING

The property benefits from an existing planning consent for the conversion and extension to existing stables to form work rooms and toilet facilities, erection of a classroom and associated additional parking. Planning enquiries in respect of the property should be directed to the Local Authority: East Riding of Yorkshire Council, County Hall Cross Street, Beverley, HU17 9BA. Tel: 01482 393939

## CREDIT CHECK

A financial reference may be required, and the Owners reserve the right to undertake credit checks.

## LEGAL COSTS

Each party will be responsible for their own costs incurred with the transaction.

## PLANS & AREAS

The plans provided in these particulars and the areas stated are for guidance only.

## VIEWINGS

Viewing of the property is strictly by accompanied appointment with Dee Atkinson & Harrison on 01377 253151.

## FURTHER INFORMATION

For further information please contact:

Davina Fillingham MRICS FIAA NSch

T: (01377) 253151

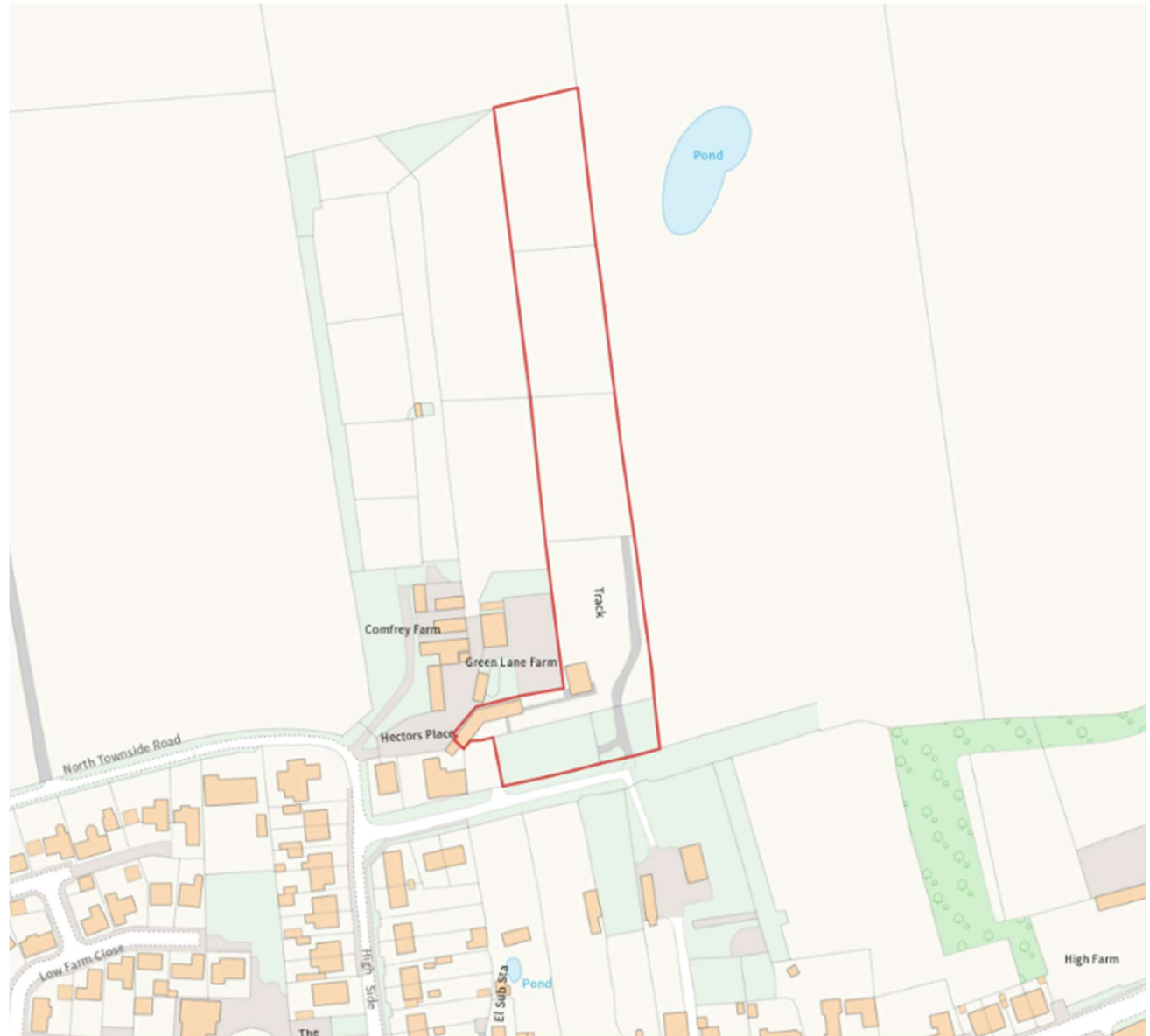
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Tom Bradley

T: (01377) 253151

E: [tom@dee-atkinson-harrison.co.uk](mailto:tom@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 letting process.







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