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Land at Crown Park, Crown Drive, Skirlaugh, Hull, HU11 5DD

- Amenity Grass Land
- Edge of Village Location
- c.0.781 acres (c.0.316 hectares)
- Possible Alternative Uses (subject to planning)

From £25,000







512 Holderness Rd, Hull, East Yorkshire HU9 3DS
Tel: 01482 375212
E-mail: info@leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB
Tel: 01482 330777
E-mail: brough@leonards-property.co.uk

Website: www.leonards-property.co.uk

NAEA National Association of Estate Agents

RICS

Land at Crown Park, Crown Drive, Skirlaugh, Hull, HU11 5DD

This land parcel extends to c. 0.781 acres. The land is currently sown to grass and was established as part of the development. It gently slopes towards Lambwath Stream. A new hedge and ornamental tree planting has been carried out in part fringing Barn Street and Crown Drive. To date, the grass has been maintained/cut for hay/maintained by the Crown Park developer. Under the 1:250 000 Series Agricultural Land Classification for Yorkshire & The Humber Region, the land is classified as being Grade 2 (Very Good),

Introduction
Land lying adjacent to the recently completed Peter Ward Homes Crown Park development in the village of Skirlaugh, the land is offered unconditionally as to planning and is considered to be suitable for continued amenity/hay cropping, conservation or possibly, the equestrian minded purchaser. Subject to the usual consents and planning approvals, the land may have potential for other alternative use(s), benefitting from a long frontage to Crown Drive and offers a rare opportunity to acquire land on the fringe of this popular Holderness village.

Location & What3Words
Situated towards the north western fringe of the Holderness village of, the land parcel fringes the Crown Park development and is bounded to the north by Lambwath Stream.

The Holderness Village of Skirlaugh straddles the A165 Hull to Bridlington Road and is situated approximately 10 miles from the popular market Town of Beverley and approximately 5 miles north of the boundary to the City of Kingston Upon Hull.

What3Words: unwanted.bolsters.blurred

Description
The land parcel extends to c. 0.781 acres and is sown to grass established as part of the neighbouring development. The land gently slopes towards Lambwath Stream. A new hedge and ornamental tree planting has been carried out in part fringing Barn Street and Crown Drive. To date, the grass has been maintained/cut for hay/maintained by the Crown Park developer. Under the 1:250 000 Series Agricultural Land Classification for Yorkshire & The Humber Region, the land is classified as being Grade 2 (Very Good),

Anti Money Laundering Compliance
Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

GENERAL REMARKS & STIPULATIONS

Services
No mains services are known to be connected to the land. Mains services are believed to be available for any connection, in Crown Drive.

Wayleaves, Easements & 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, services supplies whether mentioned in these particulars or not and without any obligations to define the same respectively. There are two foul drainage easement crossing the land in favour of Yorkshire Water Services, an existing main crossing the site from east to west and a shorter main connecting to this from the Crown Park development. There is also a surface water drain in favour of Crown Park development discharging into Lambwath Stream.

The Crown Park developers will reserve rights to continue to maintain the newly established hedges and tree plantings as an obligation of the original planning consent, for a period of 5 years from completion of the housing scheme.

Planning
Current planning policy is governed by the East Riding Local Plan and Strategy Document which was adopted April 2016 and the Policies Map adopted July 2016. Under the prevailing Local Plan, the site lies outside the development limit of the village and is not shown to be classified within any particular designation, nor is it identified under the current Local Plan Review. As a consequence, it lies within ‘open countryside’. Further enquires should be directed to the East Riding of Yorkshire Council's Planning department or you should seek your own independent advice from a Chartered Town Planner.

The Environment Agency Flood Map for Planning, indicates the majority of the land lies within Flood Zone 3, an area with a high probability of flooding.

Grants & Subsidies
The vendor has no knowledge if the land has been registered with the Rural Payments Agency and whether there has been any subsidy or grant applications over the land.

Tenure & Possession
The property is available Freehold with Vacant Possession on completion.

Method of Sale
The land is offered by Private Treaty. The vendor reserves the right to conclude the sale by any other means at their discretion, interested parties are requested to register their interest with the sole agents so they can be kept informed of the marketing progress.

Plans, Measurements & Stipulations
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). Leonards and their clients give notice that they have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.

Local Authorities & Statutory Undertakers
Local & Planning Authority - East Riding of Yorkshire Council ,County Hall, Beverley HU17 9BA Tel: (01482) 393939
Yorkshire Water - Yorkshire Water Customer Services, Western House, PO Box 52,Bradford,BD3 7YD Tel: 0345 1 24 24 24
Northern Powergrid - 98 Aketon Road, Castleford WF10 5DS Tel: 0800 011 3433

Development Uplift (Overage)
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 or a dog exercise 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 30 years.

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 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
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