



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Asking Price**  
**£595,000**

**Grange Farm, Humber Lane,  
Welwick, HU12 0SA**

**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**  
Mains gas, electricity and water are connected to the property. Drainage is via a private sewage treatment plant. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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The property has been much improved by the current owners and modernised with a view to being used as a children's home. An owner occupier will still benefit from much of the modernisation but is likely to want to adapt things cosmetically for personal use. The improvements include new uPVC windows and doors, a new gas central heating system, a new sewerage treatment plant as well as a new kitchen and updated sanitaryware. Much of the work has been completed though there is some more to do. A change of plans has led to the property being offered for sale. The accommodation comprises (for how it might be used as a private home): an Entrance Hall, Snug, Office, a huge 600+sq ft L-shaped Living, Dining and Kitchen area with an island to the kitchen area and a range of fitted units, Utility Room and WC Cloaks/Shower Room. To the first floor is a spacious Landing, two large Double Bedrooms (1 en suite) a further Double Bedroom and two good sized Single Bedrooms as well as a Bathroom and separate WC. The property is reached by a private driveway from Humber Lane which opens onto an extensive area of gravelled car hardstanding. To the east side of the house there is a garage and attached 3 bay carport. The rest of the plot is a fenced-off paddock which lies to both the east and south of the house.

This appealing property will have a range of different angles that will be of interest to various buyers. It is offered with no forward chain and an early internal inspection is highly advised. We do have a 360 degree tour available which will provide an excellent insight in the first instance.

**ACCOMMODATION**

Entrance Hall - large understairs cupboard and stairs to the first floor.

Snug - French doors to the front. This room has the potential to be used as a bedroom.

Study - window to the side. Potential to be converted into an en suite if the adjacent snug was used as a bedroom.

Living Kitchen - a large L-shaped space with French doors to the front and a further window to the side and rear. The kitchen has a range of base and wall mounted fitted units with an island which has a breakfast bar and space for a Range-style cooker.

Utility Room - with a window to the rear and a door to the side. Base and wall mounted units.

WC Cloaks/Shower Room - a three piece suite comprising shower unit, low flush WC and wash-hand basin with cupboards under.

First Floor Landing - a spacious landing with a window to the front and built-in cupboard.

Bedroom 1 - a spacious double bedroom with a window to the front.

En Suite Bathroom - with low flush WC, pedestal wash-hand basin and panelled bath. Window to the side.

Bedroom 2 - a spacious double bedroom with a window to the front.

Bedroom 3 - a double bedroom with a window to the rear.

Bedroom 4 - a larger single bedroom with window to the rear.

Bedroom 5 - a single bedroom with a window to the side.

Bathroom - a four piece bathroom suite with a panelled bath, shower unit, low flush WC and wash-hand basin with cupboards underneath. Window to the side.

Separate WC - with a low flush WC and small wash-hand basin.

Outside - The property is accessed via a private driveway leading from Humber Lane via a 5-bar timber gate. The driveway leads onto an expansive area of gravelled car hardstanding to the front and east side of the house. This in turn gives access to a detached garage with double timber doors to which there is a spacious 3 bay carport attached. There is a small area behind the house bounded by an old wall and there is an area of decking to the front of the house. The rest of the plot is taken up with a fenced paddock to the south and east of the house. This can be accessed via gates to the east and west of the house. There is a further area of grass on the west side of the house which benefits from planning permission for a detached 2 bedroom bungalow.

**PLANNING PERMISSION**

There are two valid permissions which the property benefits from. The first is for conversion to use as a Children's Home (Class C2) which can be seen by going to the East Riding of Yorkshire Council Planning Portal and searching for 4 bedrooms PP under reference no: 24/01520/PLF. This was granted on 1/8/2024 and lasts for 3 years. There is also planning permission for a detached 2 bedroom bungalow which can be found under reference no: 23/03030/PLF. This was granted on 12/2/2024 and lasts for 3 years.

# Grange Farm, Humber Lane, Welwick, HU12 0SA

**DESCRIPTION**

With planning permission for a Children's Residential Home (Class C2) this spacious detached farmhouse is situated on a plot of 3.7 acres and offers an excellent opportunity to run a children's residential home nestled in the East Yorkshire countryside just around 18 miles from Hull. It also has permission for the construction of a separate detached bungalow style property to the side of the house which could provide owner's accommodation. The spacious farmhouse with over 2000 sq. ft. of internal space and plot of around 3.7 acres is located in an attractive East Yorkshire village. This great property will have significant appeal to a variety of purchasers and an early viewing is highly recommended. This lovely detached house of over 2000 sq ft enjoys a large plot of around 3.7 acres. Much is fenced and used as a paddock but there is also a significant gravelled hardstanding area around the property, a detached garage and 3 car ports. An area of land just to the west of the house benefits from planning permission for the construction of a two bedroom detached bungalow 12/2/204 (valid for 3 years). The current owners have also gained planning permission for conversion of the property to a Children's Home (C2 Class) with spaces for 4 children 1/8/2024 (valid for 3 years).

**LOCATION**

Welwick is a small rural village lying to the east of Hull in the Holderness area of East Yorkshire. Nearby amenities are available in Withernsea to the north, Patrington and Hedon to the west, as well as Hull at a further distance west.



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