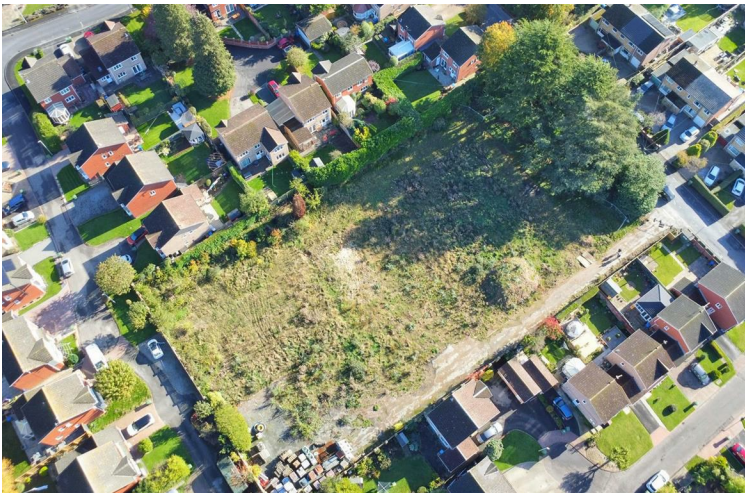
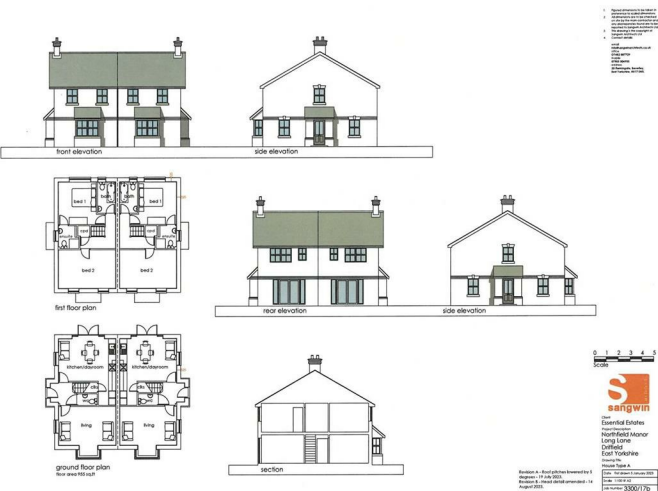




Northfield Manor, Long Lane, Drifffield YO25 5UT

Guide Price £675,000

- For Sale by Informal Tender
- Closing date for Tenders Friday 12 December 2025
- Superb market town location
- Full planning permission approved
- 9 plots including 5 detached houses
- Approximately 1 acre site
- Mains gas, water and electricity on site
- Variable purchase terms considered

An outstanding opportunity to acquire a clearly defined plot of approximately 1 acre which formerly housed the Northfield Manor Nursing Home, but has now been cleared and offers an excellent redevelopment opportunity having full planning permission being approved on 5th October 2023 for the erection of 9 dwellings (application no. 23/00418/PLF).

The site has mains drainage, water, gas and electricity supplied.

LOCATION

Driffield is the "Capital of the Wolds", a very popular market town offering an excellent range of amenities having an extensive array of shops, restaurants and public houses as well as Secondary School. The town is situated along the main Hull to Scarborough railway line and along with the comprehensive bus service offers excellent transport links. There are superb range of sporting facilities within the town with well established clubs dedicated to Rugby, Golf, Cricket, Tennis and Bowls to name but a few.

METHOD OF SALE

The basis of the sale is by way of Informal Tender and we are therefore inviting interested parties to submit their best offer in writing within a sealed envelope on or before the closing date of 12 noon on Friday 12 December 2025. The seller reserves the right to accept the offer that is best in their opinion but also reserves the right to end the Informal Tender process if an acceptable offer is received prior to the closing date.

The successful bidder will be notified verbally and in writing at which time Solicitors will be instructed to commence the conveyancing process. It will be expected that the purchaser will be able to exchange contracts within four weeks of the memorandum of sale being issued with completion to follow thereafter. Bids are subject to contract.

All bids will be treated confidentially.

INSTRUCTIONS

1. Your offer should be for a fixed sum in pounds sterling.
2. We suggest that your offer is made for an uneven amount in order to avoid possible duplication of bids.
3. Escalating bids or those bids calculated by reference to another party's bid will not be acceptable and will not be considered.
4. All offers should include the name, address and contact telephone number of the offeror together with those of the offerors Solicitor.
5. An intending offeror must satisfy themselves as to the basis upon which an offer is made. We therefore advise and presume that in order to make an offer the offeror understands the sale particulars and has made all reasonable enquiries with their own professional advisers.
6. The seller reserves the right not to accept the highest, or indeed, any offer.
7. All offers should be submitted before 12 noon on Friday 12 December 2025 to the Agent’s office at Grindell House, 35 North Bar Within, Beverley, HU17 8DB or emailed to jon.myers@qandc.net.
8. If submitted in a sealed envelope please clearly mark on the back Northfield Manor, Long Lane, Driffield.
9. It will be necessary for all offerors to provide proof of funds and purchase ability upon request.

INFORMAL TENDER GUIDELINES

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.