

# LEONARDS

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## By Public Auction

**Former Methodist Chapel Willitoft Road, Willitoft, DN14 7NS**

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Former Chapel in Rural Hamlet
- Located approx. 5 miles from Howden
- Wednesday 13th May 2026
- Registration from 6:00pm to start at 6:30pm
- Potential For Conversion (subject to planning)

**Auction Guide £40,000**



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# Former Methodist Chapel Willitoft Road, Willitoft, DN14 7NS

\*FOR SALE by PUBLIC AUCTION - 13th May 2026 - To be held at Hull Ionians RUFC - BRANTINGHAM PARK - Brantingham Road, Elloughton, HU15 1HX - Registration from 6:00pm - Auction to commence from 6:30pm - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS on 01482 375212\* Guide Price £40,000.

Former Methodist Chapel in the hamlet of Willitoft. Located approx. 5 miles north of Howden the property presents an interesting opportunity for improvement and alteration subject to the necessary planning approvals being obtained. Viewing via Leonards.

## Location

Located in the hamlet of Willitoft which is located approx. 5 miles north of Howden.

## Entrance Lobby

Main entrance door. Internal door with access to:

## Chapel

18'0" x 30'2" (5.502m x 9.206m)

Pulpit. Up and over door.

## Agents Note

We believe the property will have an existing user right as a place of worship.

We understand that full planning permission for conversion to a garage, workshop was granted and a further application granted on the 14th June, 2013 application number DC/13/01192/PLF/WESTWN (PP02568544) by the East Riding of Yorkshire Council for conversion to a holiday cottage. A variation to this was granted by East Yorkshire Council on the 3rd June, 2015 varying condition 3, 4 and 5 holiday use under planning reference 13/01193/PLF allowing for use as a single private permanent residence.

## Outside

Garden areas. Outhouses.

## 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.

## Auction Buyers Fees

Auction Buyers Fees - In addition to any possible vendor solicitor costs and searches, the purchaser will be responsible for the payment of a combined buyers premium and auction administration charge of £975 (£812.50 + VAT). For further clarification, please contact the auctioneers.

## Public Auction

The property is offered for sale By Public Auction. The property will be sold subject to the Contract and Conditions of Sale in the auction pack & any supplementary Special Conditions of Sale, which will be available as part of the auction pack and will be available for inspection 7 days prior to the date of auction at the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale.



### **Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

### **Registering & Buying At Leonards Auctions**

Registering & Buying At Leonards Auctions - All prospective purchasers MUST PRE REGISTER at our office on HOLDERNESS ROAD before 12:00 noon of the auction date by providing TWO FORMS OF PROOF OF IDENTITY (NAME & ADDRESS) to be able to register to bid on the night of the auction. (Two buyers etc - two forms of ID each.) DEBIT CARD, CONFIRMED INTERNET BANK TRANSFER OR CHEQUE WILL BE ACCEPTED FOR PAYMENT OF THE DEPOSIT AND ANY ASSOCIATED FEES ON THE DAY OF THE AUCTION. Please call 01482 375212 for further information.

### **Services**

Believed to be connected are mains services of water and electric are connected. None of the services have been tested. Drainage is believed to be via a septic tank. This facility is unlikely to be compliant to current regulations.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Tenure**

The tenure of this property appears to be unregistered at the land registry but is believed to have Freehold title.

### **Viewings**


Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Solicitors**

Williamsons Solicitors, 45 Lowgate, Hull, HU1 1EN  
Tel: (01482) 323697

### **Auction Appraisal**

Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: 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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