



Land on the north side of Dukes Lane
Thwing

YO25 3DU

CASH OFFERS OVER

£30,000 ARE INVITED

0.89 ACRES APPROX. OF GRASSLAND

• Est. 1891 •
Ulyotts
Estate Agents

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A rare opportunity to buy a little bit of old England on the Yorkshire Wolds.

Land on the north side of Dukes Lane, Thwing, Driffield, East Yorkshire YO25 3DU

What3Words: fled.snowstorm.shipwreck

Sale land. Extending to about 0.89 acres and comprising a regular shaped parcel of grassland with good road frontage to Dukes Lane, Thwing.

Permitted development rights. Allowed for specific, temporary, or minor changes to open land and agricultural land without full planning permission, such as using land for 28 days for, e.g. camping.

Grazing horses. Grazing horses is an agricultural use, which does not require planning permission. The erection of shelters may require permission.

Other permitted uses. Without requiring planning permission, the land can be used as allotment gardens, wildflower meadows, rewilding, tree planting et cetera.

Planning. The land is outside the village development limit and is shown on the local plan in an area where local plan policy ENV2 applies-promoting high-quality landscape.

Water. A 3 inch water main is shown on the south side of Dukes Lane opposite the Sale Land on the records of Yorkshire Water.

Title. The land is registered under Land Registry title number HS102192 and the sellers are selling as Personal Representatives for the late John Collinson.

Tenure. Freehold.

Vacant possession. On completion.

Viewing. At any reasonable hour.

Offers. Cash offers over £30,000 are invited.



'The Land'

Burdass

All Saints Church, Twining

Old Water Pump

Church Ln

Duke's Ln

Main St
The Falling Stone

▪ Est. 1891 ▪
Ullyotts
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