

Yard and Buildings at Little Manor Farm, South Cliffe, East Yorkshire, YO43 4UY
TO LET

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suitable for a variety of uses (subject to Planning Consent)

TO LET

Hull 12.0 miles | Market Weighton 3 miles | North Cave 3.4 miles | M62 3.5 miles
(All distances approximate)

DESCRIPTION

The property at Little Manor Farm extends to approximately 1.26 acres (0.51 Ha) and comprises a large open hardstanding yard area and a range of general - purpose buildings with a floor area of approximately 4000 sq ft (370 sq m).

The site has previously been used for agriculture and housing livestock but would lend itself to general storage or distribution use subject to the necessary planning consents.

LOCATION AND ACCESS

The property is located approximately, 12 miles north west of Hull, 3 miles south of Market Weighton, 3.4 miles north of North Cave and approximately 3.5 miles from the M62.

The property is located to the north of the village of South Cliffe to the west of Cliffe Road which connects Market Weighton, North Cave and the B1230 to the M62, providing good access to the M62 Hull and Leeds.

BUILDINGS

General Purpose Building (Approx 59' x 39'3)

Four bay timber framed building with fibre cement roof.

Lean to (Approx 59' x 29'6)

Mono pitch timber framed lean to to the south elevation.



YARD

The yard area extends to around 1.16 acres (0.47 Ha) a large proportion of which is hardstanding.

SERVICES

We understand the property is supplied with mains water electricity is laid to the site but presently is not connected.

LEASE TERMS

Lease terms are to be discussed and will be dependent on the intended use of the property. Further details are available from Dee Atkinson & Harrison on expressions of interest.

BUSINESS RATES

Due to the previous use of the land and buildings there is not currently a business rates assessment of the property. However, depending on the use of the property the tenant may be liable for business rates. There may be an opportunity to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of this property.

PLANNING

The property has been used for agricultural purposes and any alternative use of the property would be subject to planning consent. Planning enquiries in respect of the property should be directed to the Local Authority: East Riding of Yorkshire Council, County Hall Cross Street, Beverley, HU17 9BA. Tel: 01482 393939

CREDIT CHECK

A financial reference may be required, and the Owners reserve the right to undertake credit checks.

LEGAL COSTS

Each party will be responsible for their own costs incurred with the transaction.

PLANS & AREAS

The plans provided in these particulars and the areas stated are for guidance only.

VIEWINGS

Viewing of the property is strictly be accompanied appointment with Dee Atkinson & Harrison on 01377 253151.

FURTHER INFORMATION

For further information please contact:

Davina Fillingham MRICS FAAV NSch

T: (01377) 253151

E: davina@dee-atkinson-harrison.co.uk

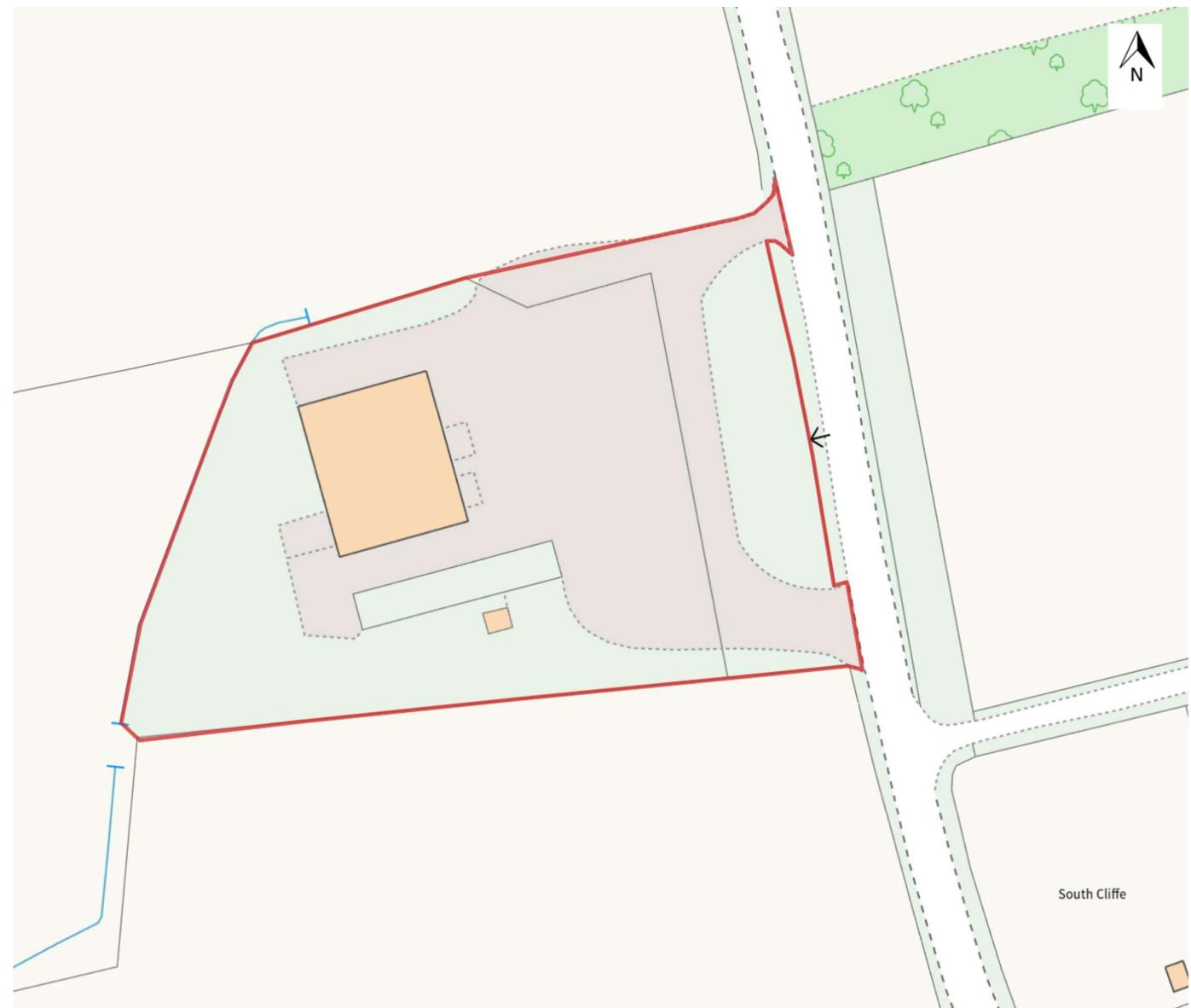
David Atkinson

T: (01377) 253151

E: david@dee-atkinson-harrison.co.uk

Please note that if you have downloaded these particulars from the internet you will need to register your interest with our office to be kept informed of the letting process.

**Dee
Atkinson
& Harrison**



Not to Scale for Identification Purposes Only



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