

Hazel Bank Farm, Snaith Road, Rawcliffe, DN14 8HA

3 1 3 F

By Auction £460,000

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DESCRIPTION

THE FARMHOUSE & BARN
FULL PLANNING ON THE FARMHOUSE & BARN

All related paperwork associated with the approval can be found on the East Riding of Yorkshire Council planning portal under application reference numbers 25/00101/PLF & 26/01279/PLF.

Hazel Bank Farm in Rawcliffe is situated well back from the road which joins the villages of Snaith and Rawcliffe. The property is a stand-alone semi-rural property with no near neighbours and comprises a three-bedroom, one-bathroom farmhouse together with a range of agricultural outbuildings in varying states of repair.

The farmhouse itself requires complete renovation.

The Farm Buildings

The property includes a covered foldyard and traditional brick barns.

To the north of the farmhouse is a covered foldyard of timber construction with a corrugated sheet roof, enclosed on two sides. The buildings are in a dilapidated condition.

Timber Pole Barn

The western edge of the barns adjoins a timber pole barn with corrugated sheet walls and roof.

Livestock Shed

The livestock shed is of part timber and part steel frame construction, with concrete block walls and a concrete floor, together with corrugated sheet walls and roof. The building is twin span with an adjoining lean-to, which has concrete block walls and floor.

Around the edge of the farmstead are three concrete bases where previous agricultural buildings and feed silos have been removed. Opportunities may exist to redevelop buildings on these bases, subject to the necessary planning and other consents as required.

SERVICES
Services

The property has a connection to mains water and electricity. The property is NOT connected to the mains sewer and is served by a septic tank.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of all accustomed or granted rights of way, water support, drainage, electricity supplies, light or other easements, or quasi easements and restrictive covenants, together with all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes.

Access to the property is obtained via a right of way, with or without vehicles, onto Snaith Road from the access road adjoining Hazel Bank Farm. This right of way has been registered at the Land Registry.

PLANNING
The property has previously been utilised as a farmstead. The dwelling itself has not been occupied for several years.

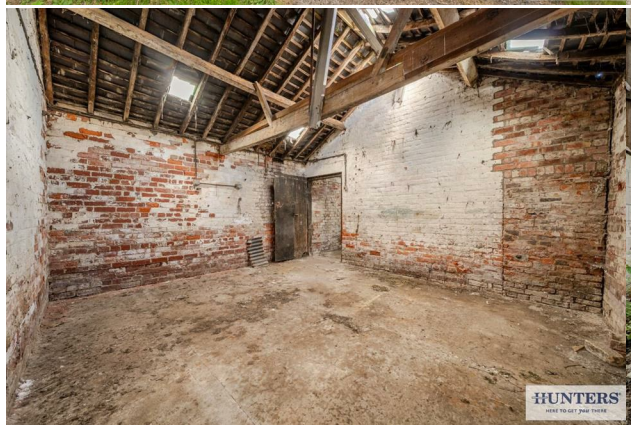
THE LAND
The plot extends to approximately 6.82 acres (2.76 Ha) in total, with the farmhouse, farm buildings and yard area comprising approximately 1.45 acres (0.59Ha). The farmstead is accessed via a driveway and the property lies behind a mature hedgerow.

To the north side of the drive is a parcel of arable land comprising approximately 1.43 acres (0.59Ha). To the west is a further parcel of arable land and a strip of grassy meadow bounded by a pond and a stand of willow trees, together comprising approximately 3.94 acres (1.6Ha).

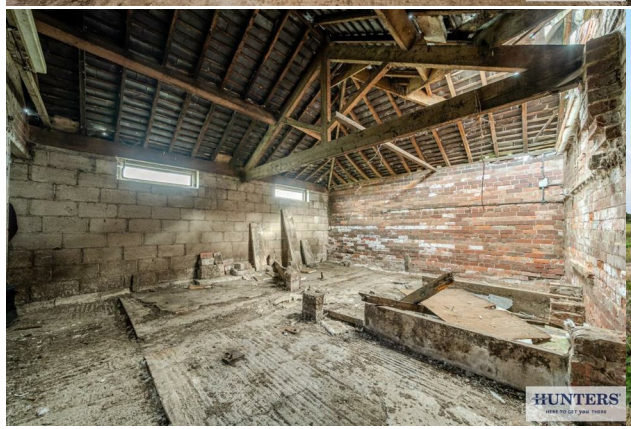
COUNCIL TAX
The property has been classed as Grade C for Council Tax purposes by East Riding of Yorkshire Council.





















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Approximate Area = 1182 sq ft / 109.8 sq m (excludes shelter)
Outbuildings = 6099 sq ft / 566.6 sq m
Total = 7281 sq ft / 676.4 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR
APPROX FLOOR
AREA 54.8 SQ M
(590 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 54.8 SQ M
(590 SQ FT)

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1522913

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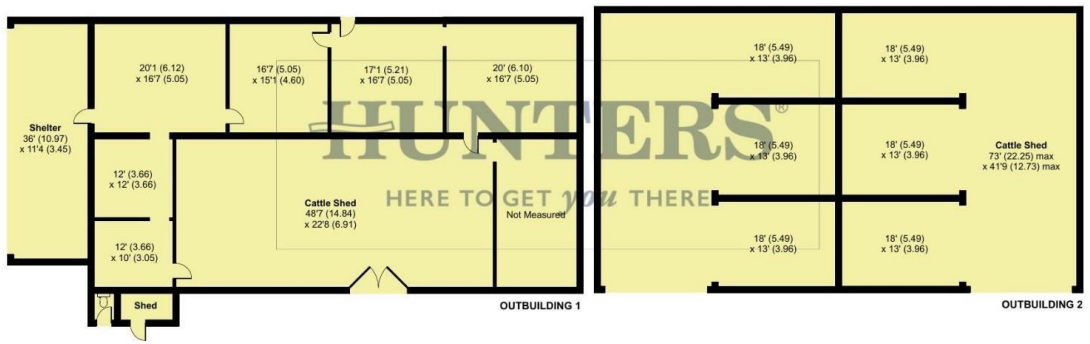

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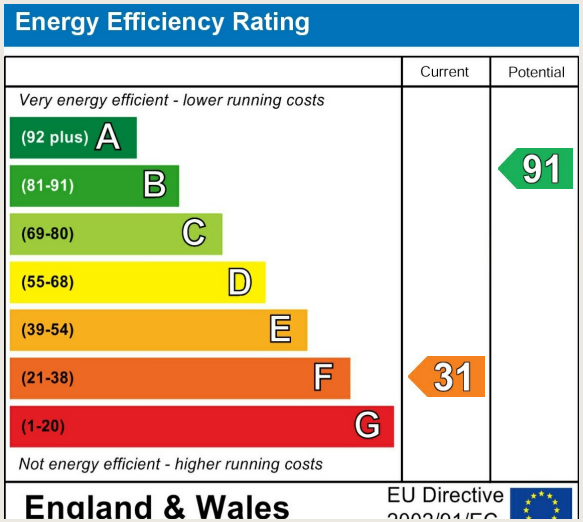
ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

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