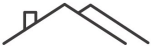


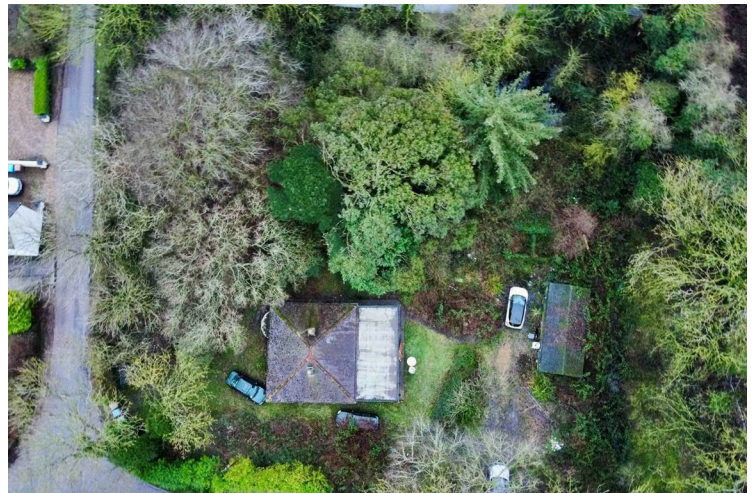


CLOVER GARTH TAYLOR LANE HOLMPTON

£150,000
FREEHOLD

Occupying a substantial plot of around 0.66 acres this extended traditional style detached bungalow offers nearly 950 square feet of internal space. It will require extensive refurbishment after a significant water escape. Given the size of the plot it may appeal to those who would be interested in extending it or replacing it (subject to necessary permissions). It is located in the conservation area of this delightful coastal village and those factors combined with the secluded and forest feel of the plot are likely to make it very appealing. Early viewing is essential.
For Sale By Auction in conjunction with AuctionHouse | 1.00pm, 27th May 2026
Guide price £150,000 - £175,000


FRANK HILL & SON
Lettings and Estate Agents
established 1924



This property offers the opportunity for a superb home on an appealing plot surrounded by nature and a short walk from the beach. The property will require substantial renovation and improvements due partly to a substantial water leak in the roof void, that is likely also to include work to replace some or all of the flooring.

The extension to the rear has significantly enhanced the space the original traditional bay fronted bungalow offers to add a spacious dining kitchen and extra double bedroom. It can now provide 2 or 3 double bedrooms depending on how the rooms are used.

We expect some buyers may seek to extend the property or even replace it, (subject to necessary permissions) and the sizeable plot of around 0.66 acres provides the space to do so.

The current internal accommodation consists of an Entrance Hall, Living Room with a bay window, Dining Kitchen, a Bathroom and 2 or 3 Double Bedrooms though some purchasers may wish to use on as a dining room.

Outside are spacious grounds that include a number of mature trees and a pond as well as a large timber shed. The property is part PVCu double glazed though the windows on the front aspect are thought to be the original timber ones and there is a wall mounted electric radiator in the living room.

The property and its plot will only be fully appreciated with a viewing but we have a 360 degree tour available that will provide an excellent insight.

Location

Holmpton is a small rural village on the East Yorkshire coast in the Holderness area. Nearby Patrington and Withernsea provide an extensive range of local amenities which are significantly supplemented by those available in Hull, further to the west.

Accommodation

- Hallway - 5'10" x 14'3" (1.78m x 4.37m)
- Living Room - 11'2" x 14'2" (3.43m x 4.34m)
- Dining Room/Bedroom Three - 11'11" 11'11" (3.63m x 3.64m)
- Dining Kitchen - 11'10" x 15'8" (3.61m x 4.78m)
- Bedroom One - 11'10" x 11'10" (3.61m x 3.62m)
- Bedroom Two - 11'9" x 10'6" (3.59m x 3.21m)
- Bathroom - 4'10" x 7'3" (1.49m x 2.23m)

External

Plot of around 0.66 acres that includes a large shed, mature trees and a pond. Off street parking.

EPC

G14.

Services

The property is believed to be connected to mains electricity and water. Septic Tank in situ for foul drainage. None of the services or installations have been tested.

Tenure

We understand the property to be Freehold.

Council Tax

Council tax is payable to East Riding of Yorkshire Council and is in Band B.



Viewings

Strictly by appointment with the Auctioneers on 0845 400 9900 or the joint agents Frank Hill & Son on 01964 630531.

Joint Agents

Frank Hill & Son, 18 Market Place, Patrington, Hull, East Yorkshire, HU12 0RB. Tel: 01964 630531

Auction House Hull and East Yorkshire, 56 Market Place, Drifffield, East Yorkshire. Tel: 01377 241919

Solicitor

HNW Law, Suite 17, The Cadcam Centre, High Force Road, Riverside Park, Middlesbrough, TS2 1RH, Ref: Rachel Williamson, Tel: 01642 050 800

Method of Sale

The property will be offered for sale by online auction with bidding commencing at 12 noon on Monday 25th May 2026 and closing on Wednesday 27th May 2026 at 1.00pm.

For further legal information relating to this lot please log on to auctionhouse.co.uk/hullandeastyorkshire.

Conditions of Sale

The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneer's offices, with the solicitors and online at auctionhouse.co.uk/hullandeastyorkshire prior to the date of the auction.

Additional Fees

The purchaser will be required to pay an administration charge of 0.3% inc. VAT is subject to a minimum of £900 (£750 plus VAT), and a buyer's premium of £900 (£750 plus VAT) in addition to the purchase price of the property.

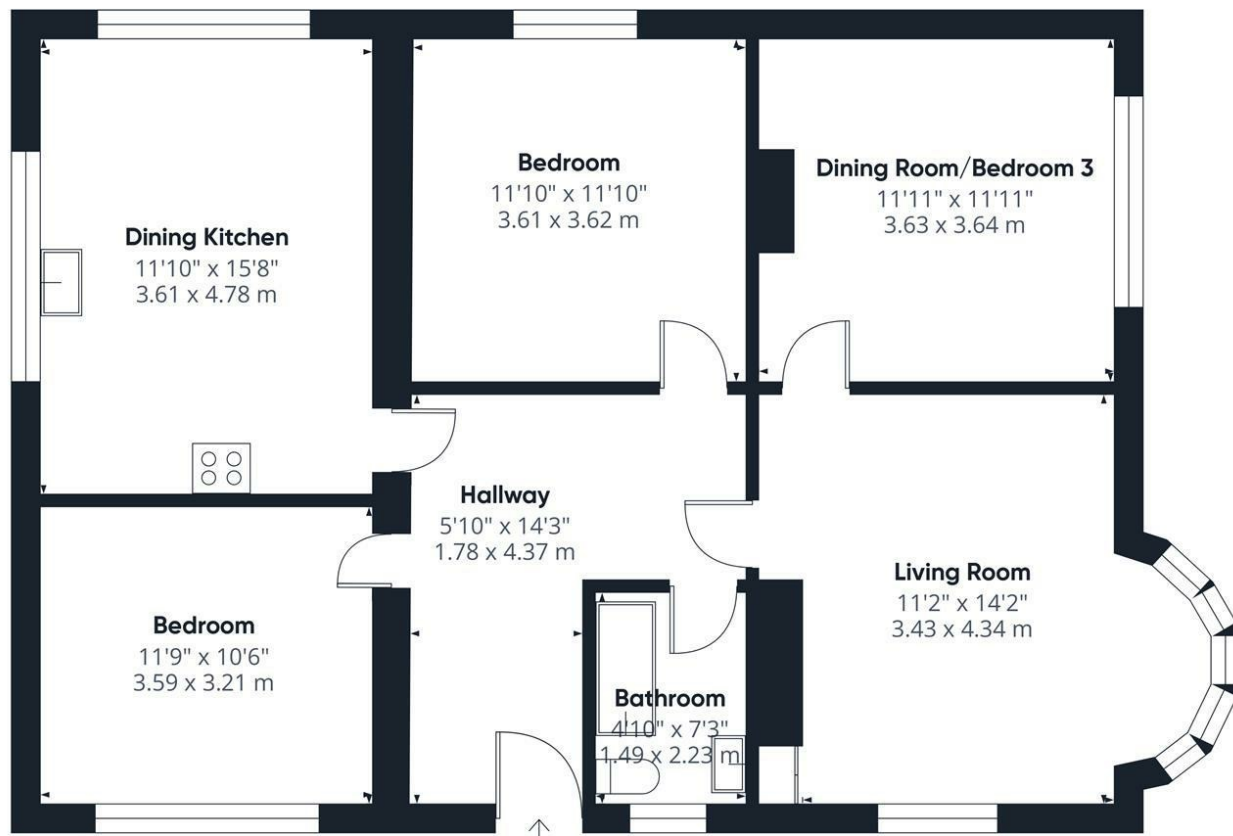
Guide Price

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures that a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.





Approximate total area^m
945 ft²
87.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		72
		14

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Office
18 Market Place
Patrington
East Yorkshire
HU12 0RB

01964 630 531
accounts@frankhillandson.co.uk

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