

Land at Arram Road, Leconfield, Beverley, Yorkshire, HU17 7NP

POA

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## LAND AT ARRAM ROAD, LECONFIELD, BEVERLEY, YORKSHIRE, HU17 7NP

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- Grass Paddocks, Land & Barn c.11.36 acres
- Edge of Village Location
- Available as a Whole or in 4 Lots
- Strategically Positioned Land
- Freehold with Vacant Possession

### LOCATION

The land and buildings are situated on the north eastern fringe of the village of Leconfield approximately 3 miles north of Beverley and 10 miles south of Driffield. The Lots straddle Arram Road, heading north east out of the Village.

### PROPERTY

Lot 1 - Known as 'Black Barns' this lot can be seen outlined in red on the attached plan and comprises of general purpose barn with yard, hard standing, surrounding woodland and scrub, this Lot also includes part of the public footpath heading from Arram Road. Extending to approximately 1.73 acres (0.70 Ha). This is served by its own gated access onto Arram Road.

Lot 2 - Outlined in blue on the attached plan, the land is situated to the north of Arram road and extending to approximately 3.97 acres (1.61 Ha) of permanent grassland suitable for pony paddocks. This land will be accessible from Arram Road.

Lot 3 - Outlined in green on the attached plan, again located to the north of Arram Road and extending to approximately 4.28 acres (1.73 Ha) of permanent grassland suitable for pony paddocks. This land will be accessible from Arram Road.



Lot 4 - Outlined in orange on the attached plan, lying to the south of Arram Road. The single block comprises of permanent pasture suitable for a pony paddock extending to approximately 1.38 acres (0.56 Ha). There is a gated access onto Arram Road.

### METHOD OF SALE

The land is offered for sale by informal tender. You must register with either of the joint agents in order to receive a tender form. Tender forms must be returned to either the Leonards Hull Office or Scotts Hull office in a sealed envelope, externally marked as 'Land at Leconfield Tender' by no later than 12 Noon on Friday 20th January 2023.

The vendor retains the right that they do not have to accept the highest or any offer received.

### TENURE & POSSESSION

The land is sold freehold with vacant possession upon completion. There is currently a short term grazing licence in place over the paddocks (Lots 2, 3 & 4), which will be terminated before completion of the sale.

### OVERAGE

The land is offered for sale subject to an overage/development uplift clause and will relate to all lots.



If the use of the land is changed from agricultural or equestrian use, either through planning consent or permitted development rights (under the General Development Consent Order) then an 'uplift' (overage) would be payable to the vendors or their successors in title. This will be based upon 20% of the increase in Market Value of the property immediately before planning consent was granted (excluding hope value) and the Market Value of the property immediately after planning consent is granted but taking into account the terms of any such consent granted. The overage/development uplift will run for 30 years from the date of completion.

### GUIDE PRICES

Lot 1 - £150,000

Lot 2, 3 & 4 - £20,000 - £25,000 / acre

### BOUNDARIES

Boundaries consist of fences, walls and hedges.

The purchaser of Lot 3 will be responsible for the erection of a post and 3 rail fence from the access point on Arram Road leading in a North West direction, works to be carried out within 3 months of the completion date, prior to which the line will be determined and staked out by the selling agents.

### **WAYLEAVES EASEMENTS, RESTRICTIONS & RIGHTS OF WAY**

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements and rights of adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Lot 1: That land that forms part of Lot 1 being the access strip immediately adjacent to St Catherine's church, is the subject of a first registration with HM Land Registry. This land forms part of the public footpath that fringes the housing development of Ashtree Drive and is subject to third party rights, including, access to the Yorkshire Water pumping station.

Lot 2 & 3: There is an easement relating to the Leconfield Flood Alleviation Scheme effecting Lot 2 believed to be a sub surface water drain, further information is available upon request.

There is a Yorkshire Water rising main crossing Lot 2 and a Yorkshire Water surface water sewer crossing Lot 3. If the land is sold in separate Lots, rights would be granted to Lot 3 to cross the frontage of Lot 2 to make a connection to the water main in the highway verge.

Lot 4: Is the subject of an agreement entered into with the Local Authority in August 1992 that the then owners and their successors in title will not build on this land and that it is to be retained as open space.

### **AGRI- ENVIRONMENT & BASIC PAYMENT SCHEME**

The land is not included within an Agri - environment Scheme. There are no Basic Payment Scheme Entitlements included within the sale.

### **SERVICES**

Any existing water supplies are provided by the third party licensee and are likely to be disconnected upon termination of the grazing licence. Prospective purchasers will be responsible for their own service connections if so required.

### **PLANNING**

Planning enquiries in respect of the property should all be directed to East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA. (01482) 887000 Web [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

### **CONTAMINATED LAND**

The vendors and their agents are not aware of any of the land being filled with any contaminated matter referred to in the Environmental Protection Act 1990. The agents and vendors do not give any guarantees in this respect and advise the

purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the is so filled.

### **SPORTING, TIMBER & MINERAL RIGHTS**

The sporting rights are included in the sale, together with the mineral rights so far as these are owned.

### **ACCESS & VIEWINGS**

Viewing of the paddocks (Lots 2,3 & 4) are in daylight hours with a set of particulars to hand and can be undertaken from Arram Road. Lot 2 can also be viewed from the public footpath that fringes its northern boundary. **WE WOULD SPECIFICALLY ASK YOU DO NOT ENTER THE PADDOCKS.**

'Black Barn' (Lot 1) can be seen from Arram Road, the gated access is locked for security. Again this lot can be viewed from the public footpath. The gate and barn will be unlocked for internal viewings on specific dates. Please contact the selling agents.

### **HEALTH & SAFETY**

Please take care when viewing the property being as vigilant as possible when making an inspection for your own personal safety.

### **WHAT3WORDS**

Lot 1 - [///pizzeria.business.covenants](https://www.what3words.com/pizzeria.business.covenants)

Lot 2 - [///mining.deocding.trustees](https://www.what3words.com/mining.deocding.trustees)

Lot 3 - [///grace.stands.sue](https://www.what3words.com/grace.stands.sue)

Lot 4 - [///stews.handfuls.defensive](https://www.what3words.com/stews.handfuls.defensive)

### **PLANS & MEASUREMENTS**

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract of sale. Areas or measurements are stated and given as a guide only and should be checked by you or your own agent(s).

### **JOINT AGENTS**

The selling agents are Leonards (01482) 375212 & Scotts Property LLP (01482) 325634.



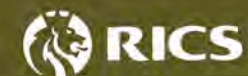


Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly 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: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

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