

SERVICES

Mains water, electricity and drainage are all available in the village. The purchaser must make their own enquiries as to the exact location of these services and the cost of connection thereto. The existing electricity and water supply to the Coach House may come from Westwood House although the electricity supply has its own meter. It will be the purchasers responsibility to separate this connection and make good.

TENURE

The site and buildings are offered with the benefit of vacant possession. The coach house has been partly converted into office accommodation and is currently let under license. Notice to vacate has been served on the tenant and subject to them conforming with the notice, will be vacant upon completion.

VIEWING

Strictly by appointment with the auctioneers on 0845 400 9900. An online video viewing is also available and interested parties are requested to watch this before making an appointment for a physical viewing.

SOLICITORS

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For Sale by Auction

Guide Price
£300,000 - £350,000

**Development Site,
Main Street,
North Dalton**

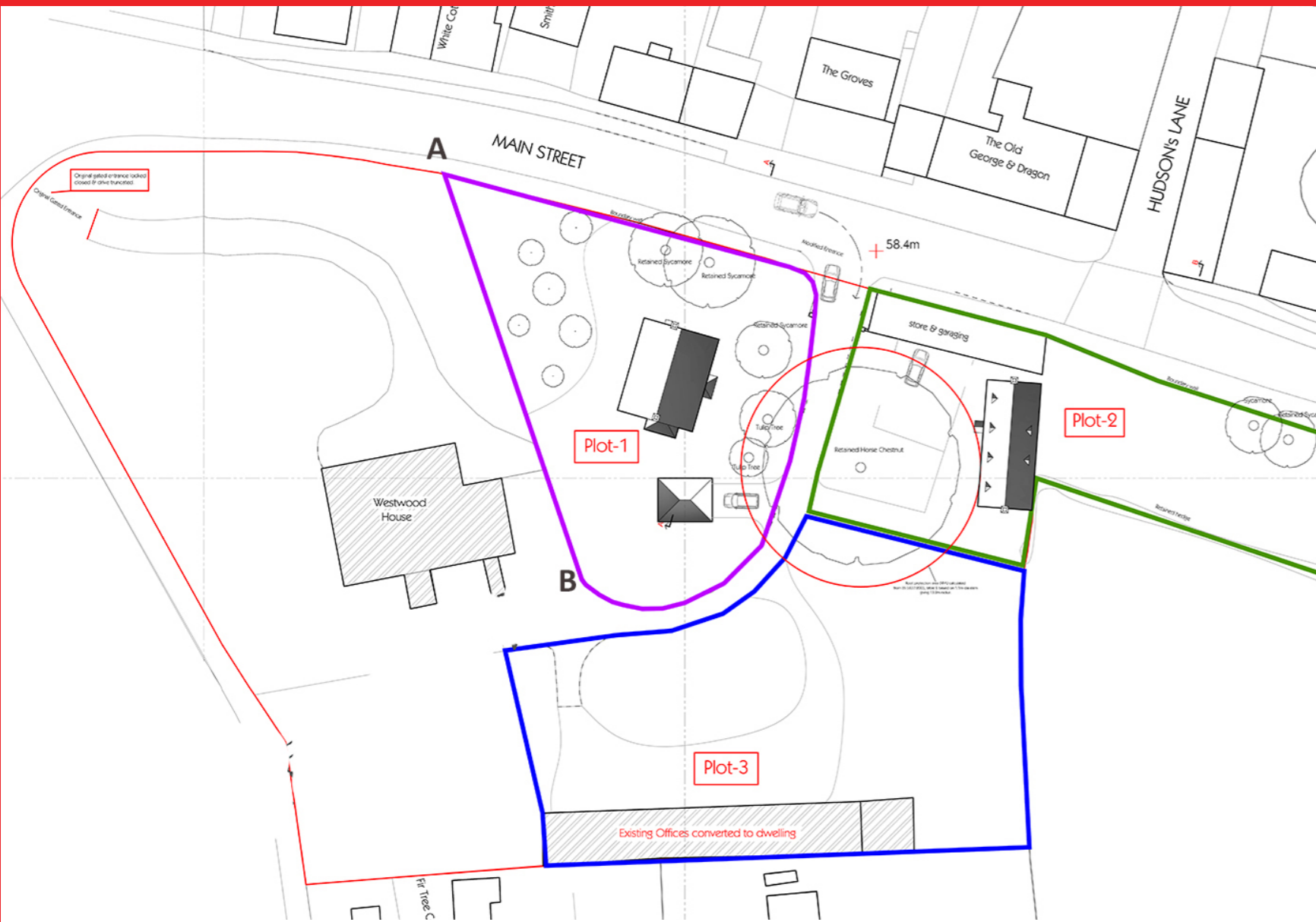


56 Market Place, Driffield 0845 400 9900 www.auctionhouse.co.uk/hullandeastyorkshire

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Atkinson
& Harrison**

**AUCTION
HOUSE**
HULL &
EAST YORKSHIRE



Development Site, Main Street, North Dalton YO25 9XA

DESCRIPTION

This potential residential development opportunity comprises of a site of just over 1 acre that forms part of the grounds to Westwood House. A Pre Application Planning enquiry was submitted to the East Riding of Yorkshire Council seeking their attitude to the conversion of the Coach House to residential use and the erection of 2 detached dwellings. Subject to details, the proposal would receive favourable consideration. Indicative drawings that were submitted with the Pre-App enquiry are provided for illustration purposes.

LOCATION

North Dalton is a charming, unspoilt village located between Drifffield and Pocklington. The site itself is located within the North Dalton conservation area and features numerous mature trees and a brick front boundary wall. A full range of amenities are available in the nearby towns of Drifffield (7.5 miles) Pocklington (9 miles) and Beverley (11 miles).



PRE-APPLICATION DETAILS

A copy of the pre-application response from the East Riding of Yorkshire council planning department will be available for inspection in the legal pack. The submitted indicative drawings included a provision for alterations to the existing access including an agreement for the existing historic access to Westwood House to be used only for a pedestrian access. Proposed drawings for the access alterations are also included in the legal pack.

INDICATIVE DRAWINGS

The indicative drawing submitted with the pre-app enquiry show a small scale sympathetic development of the site. Plot one is a 4 bedroom detached house of approximately 2200 sq ft with a detached garage on a plot of approx 0.3 of an acre. Plot 2 is also approx. 0.3 of an acre and shows a slightly smaller one and a half storey detached house of approximately 1900 sq ft together with the retention of the single storey cart shed for garaging and stores. Plot 3 is for the conversion of the old Coach House which is a mix of single and two storey construction and currently has a floor area of just under 3000 sq ft.

COACH HOUSE

The first floor and part of the ground floor of the coach house have been converted for use as offices with access from an external staircase and an entrance on the ground floor. The accommodation has oil central heating and has been sympathetically done to highlight many original features including exposed brick walls to some areas, exposed roof trusses and retention of the nesting holes in the Dovecote. The unconverted part also retains many character features.

RIGHTS OF WAY

The access drive will belong to the purchaser of the site however the owners and subsequent owners of Westwood House will enjoy an uninterrupted right of access over the drive at all times by vehicle and foot. There will be a provision for a 25% contribution of the cost of maintaining the shared part of the drive from the owners of Westwood house. This contribution excludes the initial cost of alterations to the access from Main Street and providing a final finish to the shared drive.

FENCING LIABILITY

The purchaser will be responsible for the erection and maintenance thereafter of a suitable boundary fence between points A & B as shown on the site plan.

AGENTS NOTE

Interested parties should be aware that there has been no formal application for planning consent. The property is being offered to the market only with the benefit of a positive pre-application enquiry response. It will be the purchaser's responsibility to make a full planning application, the outcome of which is not guaranteed based on the pre-app response. A purchase at a traditional auction is unconditional and is therefore done at the purchaser's own risk.

METHOD OF SALE

The property will be offered for sale by public auction on Wednesday 10th March 2021 at 6.30pm using an online auction system. For further legal information relating to this lot please log on to www.auctionhouse.uk.net/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 on-line at www.auctionhouse.uk.net/hullandeastyorkshire prior to the date of the auction.

*GUIDE PRICE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which 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.

ONLINE BIDDING

If you are wanting to bid on this property, take a look at this video, which goes through the online bidding process:

<http://www.youtube.com/watch?v=ImXr4HXR36c>