

penrose  
commercial



Pinkney's Lane

Angus Drive

York Road

Mill Falls

**For Sale**

By Formal Tender

Pinkney's Lane, Driffield, East Yorkshire

Prime Residential Building Land of 0.243 Hect ( 0.6 Acres ) approx  
with outline planning approval.

**LAND**

## Driffield

Driffield, also known as Great Driffield can trace its name back to the Anglo-Saxon Chronicle of around 700 and is also named in the Domesday Book of 1086. A Bronze Age mound outside Driffield was excavated in the 19th Century with finds from between 2200 and 1500 BC, now kept in the British Museum.

The town is known as the Capital of the Yorkshire Wolds and has a thriving population of around 13,000. The town is well served by local schools, and a bustling retail centre with a weekly market.

Driffield is home to the Driffield Show, the UK's largest one-day annual agricultural show.

The town was listed in the 2019 Sunday Times as one of the best places to live in Northern England.

## Location

Driffield is located 12 miles from Beverley, 24 miles from Hull, 29 miles from York and 10 miles from Bridlington.

The site is located off Mill Falls leading to Angus Drive in a very popular residential area only a few minutes walk from the town centre and surrounded by high quality housing.

## Description

The site is 0.243 Hect ( 0.6 Acres ) approximately, rectangular in shape and generally level and is accessed from Pinkney's Lane. The site is heavily screened from Pinkney's Lane by a mature hedge.

The site may be suitable for the development of a number of houses or one or more 'Grand Designs'. Buyers should satisfy themselves as to the suitability of the site for their development.

## Pinkney's Lane

The seller commissioned a report on Pinkney's Lane by Specialist Public Right of Way Consultant, Robin Carr Associates in support of the planning application. The conclusion of the report is that Pinkney's Lane is a Byway Open to All Traffic (a BOAT). Prospective buyers should satisfy themselves as to the suitability of the access for their development. A copy of the detailed report is included in the Data Room.

## Services

Enquiries are included in the Data Room indicating the location of services in the vicinity of the site. Interested buyers should satisfy themselves as to the location/suitability of services for their development.



## Tenure

The land is freehold and is offered with full vacant possession.

## VAT

VAT does not apply to the sale price.

## Planning Approval

Outline Planning Permission was granted 5 May 2022 for the erection of dwellings (application number 22/00205/OUT).

A copy of the permission is in the Data Room

## Site Investigation

A detailed geo technical report prepared by Humberside Materials Laboratory Ltd is included in the Data Room.

## Data Room

A full legal pack including the planning permission, legal title, ground investigation, Japanese Knotweed removal/guarantee, local searches and tender form is available via the Data Room. Access to the Data Room is on request - please contact the sellers agent for details.

## Form of Sale

The property is offered for sale by FORMAL TENDER with offers to be submitted by 1pm on Monday 27th February 2023.

TO

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The Ergo

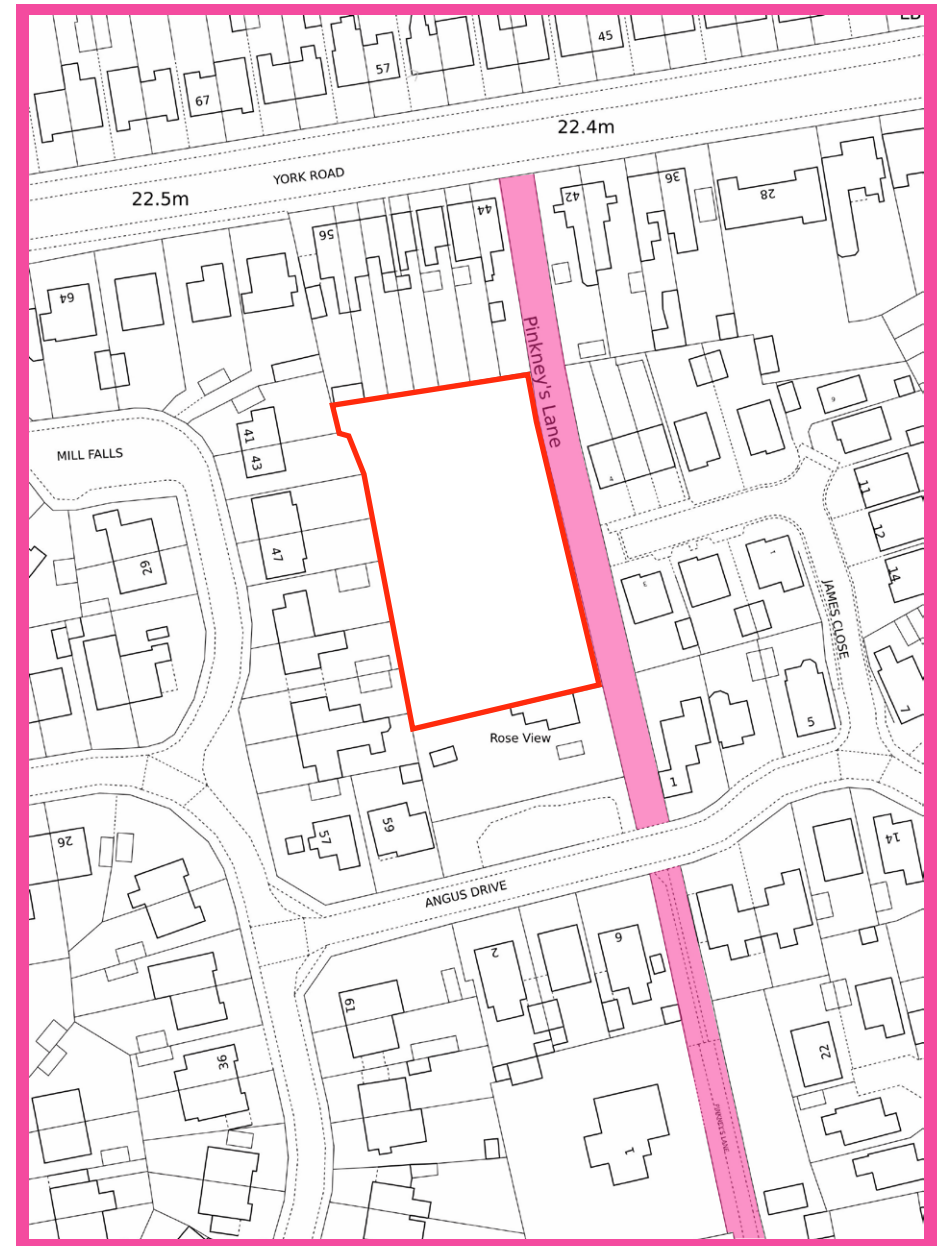
Bridgehead Business Park

Hessle

HU13 0GD

The Tender Forms should be marked and delivered as indicated on the Tender Form. To comply with Anti Money Legislation, parties bidding must support their offer, and to comply with the terms of the contract, with two means of identity (one being a utility bill for example), and one photographic (passport or driving licence), with certification of this information by the bidder's solicitor.

The seller is not bound to accept the highest or any offer submitted.



### Access / Viewing

Pedestrian access is available into the site adjacent to the vehicle access gate. No liability/responsibility is given by the seller to any party accessing the site.

### Plan / Photographs

For identification purposes only DO NOT SCALE. Plans reproduced from the Ordnance Survey and should be confirmed with the title plan prior to purchase. Buyers are recommended to check all boundaries by inspection.

### Seller's Solicitors

Andrew Jackson Solicitors  
FAO David Dixon  
Marina Court  
Castle Street  
Hull  
HU1 1TJ

Tel: 01482 325242

D.D. 01482 601229

Email: david.dixon@andrewjackson.co.uk

### Seller's Sole Agent

Penrose Commercial

### For further information contact

#### Oliver Penrose

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### PROSPECTIVE BUYERS IMPORTANT NOTE

These particulars are for guidance only and will not form part of the sale contract. Buyers should only rely on information in the Data Room.

January 2023

