

# HORNSEYS

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*[www.hornseys.uk.com](http://www.hornseys.uk.com)*



**Guide Price £950,000**

**169 Hull Road, Woodmansey, Beverley, HU17 0TH**

**A STRATEGICALLY LOCATED RESIDENTIAL CARAVAN PARK  
WITH 17 PITCHES AND DETACHED BUNGALOW  
WITH POTENTIAL FOR FURTHER DEVELOPMENT**

**EXTENDING TO APPROXIMATELY  
1.63 ACRES (0.66 HECTARES)**

**FOR SALE BY PRIVATE TREATY**

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Receptions</b>
<b>null</b>	<b>null</b>	<b>null</b>





## LOCATION

The site is situated on the north side of and with frontage to Hull Road in the village of Woodmansey which has a primary school, church, local shops, public house, garden centre, business parks and a regular public bus service. The site is situated approximately 3 miles south east of Beverley town centre and approximately 6 miles north of Hull city centre.

## DESCRIPTION

The property comprises a caravan park with a detached one bedroom bungalow, 17 pitches of which 13 are currently occupied, internal access road, single detached garage, car parking and further land providing the opportunity for expansion, the whole extending to approximately 1.63 acres (0.66 hectares).

## THE BUNGALOW



A detached one bedroom bungalow of timber and asbestos cement construction on brick base walls with part timber clad walls and mineral felt covered roof with partial PVCu double glazing.

## ACCOMMODATION

### Living Room

*4.38m (min) x 3.21m (min) (14'4" (min) x 10'6" (min))*

With open tiled fireplace, electric heater and storage cupboard.

### Bedroom

*3.53m x 2.65m (11'6" x 8'8")*

With electric heater.

### Box Room

*2.69m (max) x 1.63m (8'9" (max) x 5'4")*

### Kitchen

*4.11m x 2.46m (13'5" x 8'0")*

With part tiled walls, double drainer sink unit, base unit, electric heater and plumbing for washing machine.

### Bathroom

*2.45m (max) x 1.86m (8'0" (max) x 6'1")*

With part tiled walls, bath with electric shower over, pedestal wash basin, low flush WC, wall mounted electric heater and airing cupboard housing hot water cylinder with immersion heater.

## OUTSIDE

Lawn and bushes to the front and side with timber garden shed and solid fuel bunker and lawn to the rear.

## CARAVAN PARK



The park is accessed directly off Hull Road and comprises 17 serviced pitches, 13 of which are currently occupied. The vendors own 2 of the caravans being numbers 2 and 12b, the remainder are owner occupied. The park has an internal concrete access road, gravel parking areas, a detached asbestos cement single garage and an area of grassland to the north of the site suitable for expansion. The whole site is enclosed by mature hedges.

## GENERAL INFORMATION

### Overage

The land is offered for sale subject to an overage/development uplift clause. If the use of the land is changed from its current use as a residential caravan site, either as a result of a planning consent or under permitted development rights, an overage will be payable to the vendors or their successors in title. It will be based on 25% of the uplift in market value of the property and will run for a period of 25 years from the date of completion.

### Outgoings

The bungalow and all the caravans are assessed in Band A for Council Tax purposes.

### Planning

A Certificate of Lawfulness for use of land, excluding the site of the bungalow, as a residential caravan site was issued by the East Riding of Yorkshire Council on 1 April 2020.

A Certificate of Lawfulness for continued use of a building as a dwelling, being the bungalow located at 169 Hull Road, Woodmansey, was issued by the East Riding of Yorkshire Council on 7 October 2020.

A pre-application enquiry proposing the erection of no more than 9 dwellings following demolition of the existing dwelling and the cessation of the use of the site as a caravan site was submitted to the East Riding of Yorkshire Council on 11 March 2021. A copy of the response is available for inspection at the agents' offices.

Plans, Areas and Schedules

The plan shown and areas stated in these sales particulars are based on Ordnance Survey data. They are for guidance only and are subject to verification with the Title Deeds.

Rental Income

The current annual gross rental income from the site is:

- Bungalow £3,240
- 2 caravans owned by the vendors £6,960
- 11 caravan pitches £18,876

All rental payments include the provision of water.

Services

Mains water, electricity and drainage are connected to the site. Gas is understood to be available on Hull Road.

Tenure

The property is understood to be freehold.

The bungalow and 2 caravans owned by the vendors are understood to be let under Protected Shorthold Tenancies and the caravan pitches are let under the Mobile Homes Act.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

LOCAL AUTHORITY

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley HU17 9BA, tel: 01482 393939, email: customer.services@eastriding.gov.uk

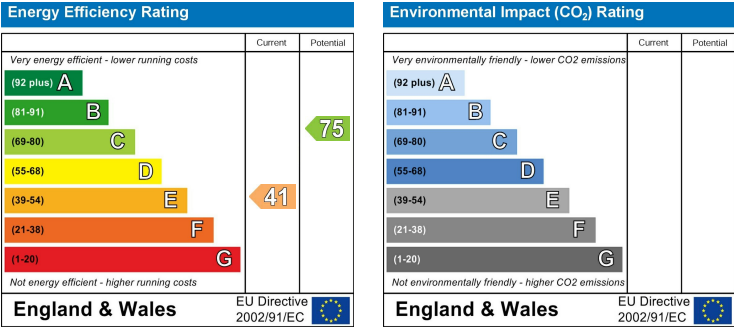
IMPORTANT NOTICE

Hornseys for themselves and the vendor of this land for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective purchasers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquiries.
3. A detailed survey of the land has not been undertaken and nothing in these particulars should be deemed to be a statement that the land is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective purchasers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the land. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the land remains as displayed in the photographs and no assumptions should be made regarding parts of the land that have not been photographed.
6. Prospective purchasers should make their own independent enquiries regarding use or past use of the land, necessary

- permissions for use and occupation, potential uses and any other matters affecting the land prior to submitting a tender.
7. No responsibility can be accepted for any costs or expenses incurred by prospective purchasers in inspecting the land, making further enquiries or submitting a tender for the land. Any person inspecting the land does so entirely at his/her own risk.
  8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty or enter into any contract whatsoever in relation to the land. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.

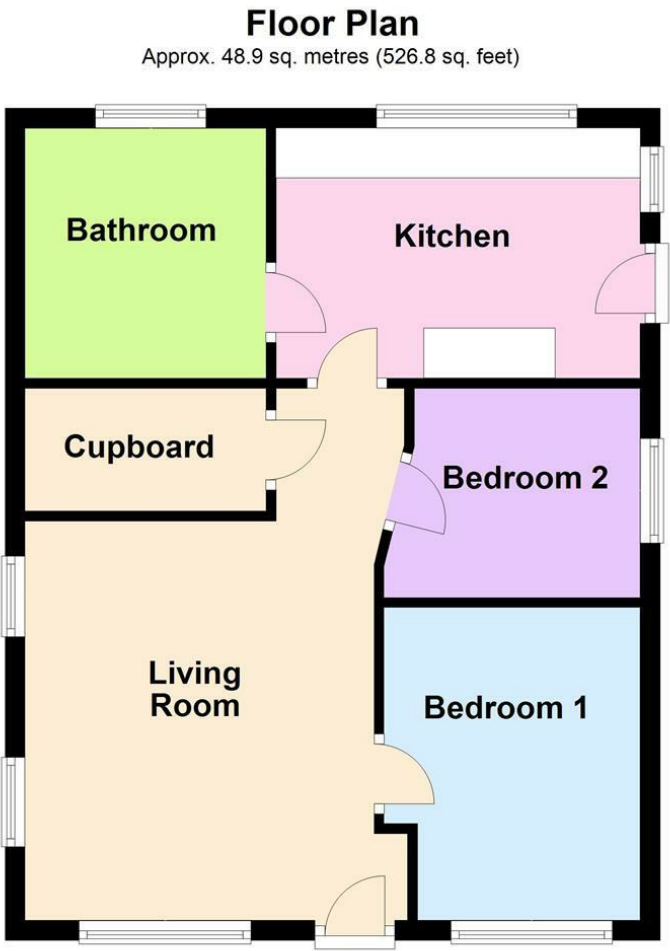
Bungalow EPC and Floor Plan



75

41

# Floor plan



Total area: approx. 48.9 sq. metres (526.8 sq. feet)  
**169 Hull Road, Woodmansey**

