



Keyingham

Offers Over £45,000

'The Paddock' Church Lane, Keyingham, Hull, HU12 9SX

LEONARDS
— SINCE 1884 —

'THE PADDOCK' CHURCH LANE, KEYINGHAM, HULL, HU12 9SX

- For Sale by Informal Tender
- c.1.67 Acre (0.67 Hectare) Grass Paddock
- Shelter, Store & Small Hay Barn
- Mains Water Supply
- Edge of Village Location
- Possible Long Term Development Potential
- Freehold with Vacant Possession

Location & what3words

The land is located in the Holderness Village of Keyingham which straddles the A1033 Hull to Withernsea Road, lying approximately 6 miles east of Hull City's boundary. The Paddock is situated on the western fringe of the village and is approached from Church Lane. Field gate, what3words
///wheels.shipwreck.caskets

Description

The grass paddock extends to approximately 1.67 Acres (0.67 Hectares), is of a regular shape with a south facing aspect, fenced and with a mains water supply

Buildings

These include:

Stores

20'4" x 13'9" (6.2 x 4.2)

Timber construction with a felt roof and timber raised floor



Hay Barn

13'5" x 8'2" (4.1 x 2.5)

Timber construction, part clad and roofed in metal profile sheeting with earth floor

Shelter/Former Railway Carriage

17'4" x 7'10" (5.3 x 2.4)

A former railway carriage converted to a field shelter with concrete floor

Services

A metered mains water supply is connected to a water trough

Method of Sale

The land is to be offered by Informal Tender, based upon offers over £45,000. Interested parties are requested to register their contact details with the sole agents so they can be kept informed of the marketing progress and future Tender date for submission of best offers. The vendor reserves the right to conclude the sale by any other means at their discretion

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all wayleaves, easements or quasi easements and rights



of way, light, support, drainage, services supplies whether mentioned in these particulars or not and without any obligations to define the same respectively. There is an electric wayleave crossing the southern end of the paddock with one single and two double poles. No rights of way cross the land to the vendors knowledge.

Development Uplift/Overage

A "Development Uplift" (overage) is to be imposed on the basis that should and if the land use be changed away from agriculture, horticulture, equine or a dog exercise use either through any planning consent or permitted development rights (under the General Development Consent Order) then a "Development Uplift"(overage) would be payable to the vendor or their successors in title. This would be based upon 20% of the increase in the Market Value of the property immediately before the planning consent/permitted development, was granted (excluding any hope value) and the Market Value of the property immediately after planning/permitted development consent is granted but taking into account the terms of any such consent. The overage/development uplift is imposed for a period of 15 years.

Deductions

The purchaser shall make no claim for deductions or dilapidations what so ever.

Tenure & Possession

The property is available Freehold with Vacant Possession on completion.

Health & Safety

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

Plans & Measurements

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

Mineral Rights

The mining and mineral rights (so far as these are owned) are included in the sale.

Planning

Current planning policy is governed by the new East Riding Local Plan, Strategy Document and Policies map which were adopted April 2025. Under the prevailing Local Plan, the site lies outside the development limit of the village and as a consequence it lies within 'open countryside'. The land falls with Policy EC6 as a 'Minerals Safeguarding Area'. Further enquires should be directed to the East Riding of Yorkshire Council's Planning department or you should seek your own independent advice from a Chartered Town Planner as to possible future use.

Local & Statutory Authorities

The East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA Tel: (01482) 887700 Web: www.eastriding.gov.uk
Yorkshire Water Services Tel: 03451 242424 Web: www.yorkshirewater.com
Northern Powergrid Tel: 0800 011 3332 Web: www.northernpowergrid.com

Viewings

By appointment with Leonards (01482) 375212, whereupon the access gate on Church Lane will be unlocked.





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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