



Price Guide £40,000

Paddock & Stable, Chapel Garth, Arram, Beverley, HU17 7NR

LEONARDS
SINCE 1884

PADDOCK & STABLE, CHAPEL GARTH, ARRAM, BEVERLEY, HU17 7NR

- Grass Paddock & Stable
- c.2.12 Acres (0.86 Hectares)
- Central Village Location
- Close to Beverley & Leconfield
- Freehold with Vacant Possession
- Excellent Opportunity

Location & what3words

The paddock is located in the small village of Arram, approximately 2 miles east of the village of Leconfield and 4 miles north of the market town of Beverley. The village includes farms and houses straddling Chapel Garth which forms the main road running through the village, which also includes a railway station on the Hull to Scarborough railway line.

The paddock has a gated access and is situated on the south side of Chapel Garth between Riding hill Cottage and 1 & 2 Corner View. what3words ///gashes.kitchen.consoled

Description

The grass paddock extends to approximately 2.12 Acres (0.86 Hectares), is of a regular but elongated shape with a south facing aspect, fenced and with a single stable.



Stable

11'11" x 11'10" (3.65 x 3.63)
Built around a steel frame with metal profile walling and roof with overhang and having a timber suspended floor.

Services

Presently there are no service connections to the paddock. Searches have revealed there is a water main in the highway verge to the frontage.

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 with poles diagonally crossing the paddock subject to an annual payment (further details available upon request). There is also a public footpath 'The Minster Way' crossing the paddock east to west.



Tenure

The property is available Freehold with Vacant Possession on completion.

Deductions

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

Method of Sale

The land is offered by Private Treaty based upon a price guide of £40,000. The vendor reserves the right to conclude the sale by any other means at their discretion.

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 an agriculture/equine 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 25% 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 30 years.

Planning

Current planning policy is governed by the East Riding Local Plan, Strategy Document and Policies map which were adopted April 2025. Under the prevailing Local Plan, Arram, as village does not have a defined development limit and as a consequence the paddock lies within and is felt to be classified as 'open countryside'. Linear development over the years has taken place either side of Chapel Garth. 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 uses.

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

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).

Viewing

By appointment with Leonards (01482) 375212, whereupon after registering, you will be kept informed as to any sale been concluded.





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.

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