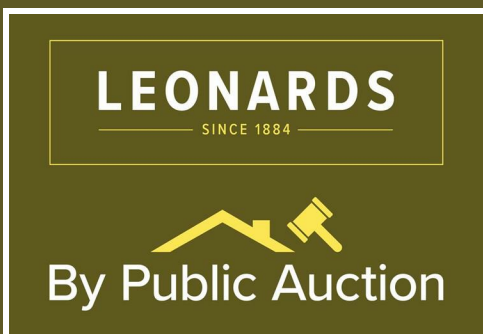




## 10 Runner End, Holme-On-Spalding-Moor, York, YO43 4EP

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Three Bedroom Detached Cottage
- Outline Planning For Redevelopment (now expired)
- Wednesday 13th May 2026
- Registration from 6:00pm to start at 6:30pm
- Requires Improvements Throughout
- Gardens with Outbuildings

**Auction Guide £85,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS  
Tel: 01482 375212

59 Welton Road, Brough, East Yorkshire HU15 1AB  
Tel: 01482 330777

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

# 10 Runner End, Holme-On-Spalding-Moor, York, YO43 4EP

\*FOR SALE by PUBLIC AUCTION - 13th May 2026 - To be held at Hull Ionians RUFC - BRANTINGHAM PARK - Brantingham Road, Elloughton, HU15 1HX - Registration from 6:00pm - Auction to commence from 6:30pm - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS on 01482 375212\* Guide Price £85,000.

Detached three bedroom cottage, requiring a scheme of improvements throughout. Occupying a roadside frontage the property has a generous garden plot with range of outbuildings. Outline planning was granted on 13th May 2022 for redevelopment (now expired) - Application No: 22/00840/OUT. Viewing via Leonards.

## Location

Holme-on-Spalding-Moor is a well connected village. It offers a range of everyday amenities. The surrounding area offers walking and outdoor recreation, while road links are to York, Beverley, Hull and the M62.

## Entrance into Dining Hall

10'6" to cb x 11'9" (3.203m to cb x 3.593m)

Main entrance door provides access into the property. Fire surround. radiator.

## Sitting Room

8'6" to cb x 9'8" (2.602m to cb x 2.966m)

Window to the front elevation. Fire surround. Radiator.

## Lounge

12'7" to cb and recess x 12'2" (3.855m to cb and recess x 3.713m)

Windows to the front and side elevations. Fire surround. radiator.

## Shower Room

6'11" x 4'8" (2.118m x 1.433m)

Shower. Wash hand basin. WC. Window. Towel rail type radiator.

## Kitchen

13'9" x 5'5" to stairs (4.216m x 1.675m to stairs)

Range of units with sink. Stairs off to the first floor accommodation.

## Side Lobby

Side external entrance door.

## Landing Area

Gas fired central heating boiler (not tested).

## Bathroom

8'1" max x 5'11" max (2.483m max x 1.810m max)

Suite of bath, basin and WC. Window to the side elevation. Radiator.

## Bedroom One

12'8" to cb x 11'9" (3.882m to cb x 3.596m)

Windows to the front and side elevations. Radiator.

## Bedroom Two

10'6" x 11'9" (3.210m x 3.591m)

Window to the front elevation. Radiator. Access into:

## Bedroom Three

8'6" to cb x 9'7" (2.604m to cb x 2.939m)

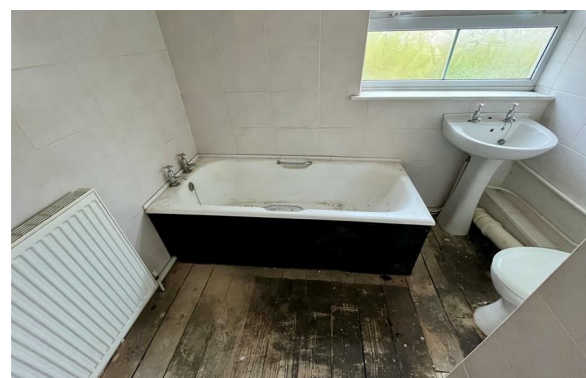
Window to the front elevation. Radiator.

## Outside

Generous garden plot with range of outbuildings. The outbuildings are not accessible and therefore external viewings are only possible. Please take care when viewing the property being as vigilant as possible when making an inspection for your own personal safety as the external garden/land areas still contain a variety of items. The property will be SOLD AS SEEN. It will be the buyers responsibility to clear the site and remove any items or structures in place.

## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.



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SINCE 1884

### Auction Buyers Fees

Auction Buyers Fees - In addition to any possible vendor solicitor costs and searches, the purchaser will be responsible for the payment of a combined buyers premium and auction administration charge of £975 (£812.50 + VAT). For further clarification, please contact the auctioneers.

### Solicitors

Williamsons Solicitors, 45 Lowgate, Hull, HU1 1EN  
Tel: (01482) 323697

### Energy Performance Certificate

The current energy rating on the property is D (57).

### Public Auction

The property is offered for sale By Public Auction. The property will be sold subject to the Contract and Conditions of Sale in the auction pack & any supplementary Special Conditions of Sale, which will be available as part of the auction pack and will be available for inspection 7 days prior to the date of auction at the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number HOS060012000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Registering & Buying At Leonards Auctions

Registering & Buying At Leonards Auctions - All prospective purchasers MUST PRE REGISTER at our office on HOLDERNESS ROAD before 12:00 noon of the auction date by providing TWO FORMS OF PROOF OF IDENTITY (NAME & ADDRESS) to be able to register to bid on the night of the auction. (Two buyers etc - two forms of ID each.) DEBIT CARD, CONFIRMED INTERNET BANK TRANSFER OR CHEQUE WILL BE ACCEPTED FOR PAYMENT OF THE DEPOSIT AND ANY ASSOCIATED FEES ON THE DAY OF THE AUCTION. Please call 01482 375212 for further information.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Agents Note - Planning

Outline planning approval was granted on Friday 13th May 2022 for the erection of two dwellings following demolition of existing buildings (all matters reserved). Reference 22/00840/OUT - alternative reference PP-11106917. Land and Buildings North of 10 Runner End, Holme upon Spalding Moor, YO43 4EP (now expired).

### Auction Appraisal

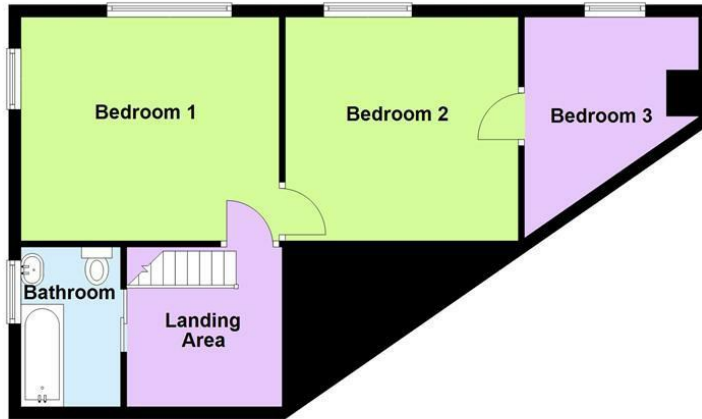
Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 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.