

**LEONARDS**

**VALUATION REPORT**

on

1. Old Holme Pit, Thorpe Road, Lockington
2. Land Parcel South of Station Road, Lockington and
3. Paddock, Thorpe Road/Front Street, Lockington

**PREPARED FOR:**

**Lockington Parish Council  
c/o Pasture House  
6 Front Street  
Lockington  
Driffield  
YO25 9SH**

**Prepared by:**

**Mark J Broadhurst MRICS FAAV  
RICS Registered Valuer  
Leonards  
Chartered Surveyors  
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## **1.00 INTRODUCTION:**

### **1.01 Identification Status of Valuer**

- 1.01.1 This valuation has been carried out by Mark J Broadhurst, MRICS FAAV and independent RICS Registered Valuer of Leonards, Chartered Surveyors, 512 Holderness Road, Hull, East Yorkshire, HU9 3DS.
- 1.01.2 It is confirmed that the valuer has sufficient current local knowledge of the agricultural land market and has sufficiently developed skills and understanding to undertake the valuation competently.

### **1.02 Identification of the Client and any other Interested Users**

- 1.02.1 This valuation has been prepared on behalf of Lockington Parish Council, c/o Pasture House, 6 Front Street, Lockington, Driffield YO25 9SH. It is accepted that the contents of the report may be shared with The Hotham Family Trust, c/o Dalton Estate, Estate Office, West End, South Dalton, Beverley, East Yorkshire HU17 6PN.
- 1.02.2 The report should only be used for the stated purpose and should be regarded as being confidential to the named client. Consequently responsibility is accepted to you, the client alone, that the valuation report is prepared with the skill, care and diligence reasonably expected from a competent Chartered Surveyor.

### **1.03 Identification of the Asset or Liability to be Valued**

- 1.03.1 This valuation is being carried out upon a number of land parcels including (1) Old Holme Pit, Thorpe Road, Lockington; (2) Land Parcel South of Station Road, Lockington and (3) Paddock, Thorpe Road/Front Street, Lockington.

### **1.04 The Purpose of the Valuation**

- 1.04.1 This valuation has been carried out in relation to proposals between Lockington Parish Council and The Hotham Family Trust having regard to a land exchange, Lockington Parish Council owning (1) Old Holme Pit, Thorpe Road, Lockington; (2) Land Parcel South of Station Road, Lockington, and (3) Paddock, Thorpe Road/Front Street, Lockington, being owned by The Hotham Family Trust.
- 1.04.2 The Parish Council propose that the land exchange would allow them to create a "community park" subject to necessary planning consents and approvals and in relation to the disposal of their property assets an independent valuation report is necessary to satisfy the requirements of a disposal by a Parish Council under Section 127 of the Local Government Act 1972.

## **1.05 Compliance with RICS Valuation & IVS Global Standard 2017**

- 1.05.1 This valuation has been undertaken in accordance with the RICS Valuation Global Standards 2017, which incorporates the International Valuation Standards (IVS). This valuation may be investigated for compliance with the above standards and may be subject to monitoring the Royal Institution of Chartered Surveyors Conduct and Disciplinary Regulations.
- 1.05.2 In accordance with Professional Statement 2 (PS2) of the RICS Valuation Global Standards 2017, the valuer is not aware of any conflicts of interest in providing this valuation report.

## **1.06 Basis of Value**

- 1.06.1 We have been asked to supply our opinion as to the current Market Value of the Freehold interest on the basis of vacant possession, as defined by the R.I.C.S. Valuation Global Standard 2017 in VPS4, as follows:

*“the estimated amount for which an asset or liability should exchange on the valuation date between a willing seller and a willing buyer in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”*

- 1.06.2 Further commentary in regard to the valuation basis and rationale are detailed in paragraph 18.02 Rationale & Methodology.

## **1.07 Assumptions and Limitations**

- 1.07.1 In accordance with current practice, these instructions have been confirmed by way of a letter dated the 9<sup>th</sup> June 2020 which included our Standard Conditions and Terms of Engagement when providing a written valuation report, these forming the basis upon which the inspection and valuation have been undertaken, a further copy is appended.
- 1.07.2 Any special assumptions in relation to the provision of this Market Valuation are stated within the main body of the report, these having been agreed with the client, such include;
- 1.07.2.1 The existing Licence in relation to the land parcel on the south side of Station Road has expired or can be terminated giving vacant possession.
- 1.07.2.2 The paddock land on Thorpe/Front Street is subject to a tenancy expiring 6<sup>th</sup> July 2021 and after this point the land will be available with vacant possession.

1.07.3 An accompanied inspection of the property assets was undertaken on 2<sup>nd</sup> June 2020 in the presence of Mr Gareth Reece as Parish Council Clerk.

1.07.4 Other than for being able to gain entry on foot a short distance into Old Holme Pit our inspection was only of a visual nature from the public highway. We were unable to gain entry on to the land parcel south of Station Road as there is no direct access from the public highway and the growing oil seed rape crop in the neighbouring field restricted access. The paddock on Thorpe Road/Front Street could only be viewed from the public highway.

## **2.00 PROPERTY ASSETS**

### **2.1 Old Holme Pit, Thorpe Road, Lockington, East Yorkshire**

#### **2.1.01 Location**

2.1.01.1 The property is located on the north side of Thorpe Road at its juncture with the B1248 Malton Road lying approximately 1½ miles due west of the village of Lockington. The immediate area includes agricultural land predominantly in arable rotation under the ownership of The Dalton Estate.

#### **2.1.02 Description**

2.1.02.1 The property asset comprises a woodland block as identified on the appended Land Registry Title Plan edged in red and as measured from the digital Ordnance Survey, this extends to approximately 0.7090 hectares (1.75 acres).

2.1.02.2 We understand the site came into the Parish Council's ownership in 1963 resulting from an earlier land exchange with The Dalton Estate. The land contains principally mature deciduous trees together with a former pit which we understand was closed in 1989 following advice/direction from the then Humberside County Council.

#### **2.1.03 Aspect**

2.1.03.1 The site has no particular aspect.

#### **2.1.04 Drainage**

2.1.04.1 No ditches or dykes were identified and therefore drainage is assumed to be natural.

## **2.1.05 Grant Schemes & Subsidies**

2.1.05.1 The land is unlikely to be registered for any grants, schemes or subsidy. The Woodland Grant Scheme supports establishment and maintenance for a short period thereafter.

## **2.1.06 Land Classification & Soil Type**

2.1.06.1 Under the former Ministry of Agricultural Fisheries and Foods (MAFF) Land Classification Map, at a scale of 1:250,000 the land is identified as being Grade II.

2.1.06.2 The soil survey of England and Wales identified the land as being in the "Burlingham 2" Soil Association with ancillary sub-groups and soil series being within the "Holderness and Ludford" group with soil characteristics described as deep fine soils with slowly permeable sub-soils and slight seasonal waterlogging. Some well drained fine and coarse loamy soils, suitable for growing winter cereals and some field vegetables.

## **2.1.07 Boundaries**

2.1.07.1 The boundaries to the land parcel are readily identifiable and are open other than to the south where the parcel abuts Thorpe Road, a raised bank appears to have been introduced perhaps in an attempt to prevent public access and fly tipping.

2.1.07.2 No details have been provided as to ownership or responsibility for maintenance of the land parcel boundaries.

## **2.1.08 Services**

2.1.08.1 No services connections are known to be available to the land.

## **2.1.09 Roads & Rights of Way**

2.1.09.1 Thorpe Street is made-up (built) and adopted and thus is a highway maintainable at the public expense.

2.1.09.2 Access to the woodland block is principally from Thorpe Street.

2.1.09.3 As far as we are aware, no rights of way cross over the property and we assume none to exist.

## **2.2 Land Parcel South of Station Road, Lockington, East Yorkshire**

### **2.2.01 Location**

2.2.01.1 The property is located on the south side of Station Road lying approximately 1 mile due east of the village of Lockington. The immediate area includes agricultural land predominantly in arable rotation under the ownership of The Dalton Estate.

### **2.2.02 Description**

2.2.02.1 The property asset comprises of a single land parcel within a larger arable field and shares an access to the public highway just east of the parcel, as identified on the appended Land Registry Title Plan edged in red and as measured, this extends to approximately 0.5997 hectares (1.48 acres).

2.2.02.2 We understand the land was originally used to excavate chalk for road surfacing prior to the roads being tarmacked in the 1920/30's. The land is in permanent pasture which is cut for hay, but we understand pre-1994 it has been in arable production.

### **2.2.03 Aspect**

2.2.03.1 The site has no particular aspect, but does sit low of the public highway.

### **2.2.04 Drainage**

2.2.04.1 No ditches or dykes were identified and therefore drainage is assumed to be natural/free draining.

### **2.2.05 Grant Schemes & Subsidies**

2.2.05.1 The land is likely to be registered with the Rural Payments for the EU Basic Payment Scheme (BPS). We have no information if the land is included in any occupiers Stewardship Scheme.

2.2.05.2 The BPS Entitlements are assumed to belong to the occupier and are thus excluded from this valuation.

### **2.2.06 Land Classification & Soil Type**

2.2.06.1 Under the former Ministry of Agricultural Fisheries and Foods (MAFF) Land Classification Map, at a scale of 1:250,000 the land is identified as being Grade II.

2.2.06.2 The soil survey of England and Wales identified the land as being in the "Holderness" Soil Association with ancillary sub-groups and soil series being within the "Burlingham" association, with soil characteristics

described as slowly permeable, seasonably waterlogged, fine lonely soils and similar soils with only slight water logging, narrow strips of clay alluvial soils suitable for growing serials and short term grass land.

### **2.2.07 Boundaries**

2.2.07.1 The boundaries to the land parcel are readily identifiable and comprise of timber post and wire fencing to the east and south with hedged boundaries to the north and west.

2.2.07.2 No details have been provided as to ownership or responsibility for maintenance of the land parcel boundaries.

### **2.2.08 Services**

2.2.08.1 No services connections are known to be available to the land.

### **2.2.09 Roads & Rights of Way**

2.2.09.1 Station is made-up (built) and adopted and thus is a highway maintainable at the public expense.

2.2.09.2 Access to the land parcel is shared with the immediate field believed to be under the ownership of the Hotham Family Trust and over which we assume a right of way is granted to the subject land parcel or at least one has been granted by prescription.

2.2.09.3 As far as we are aware, no rights of way cross over the property and we assume none to exist.

## **2.3 Paddock, Thorpe Road/Front Street, Lockington, East Yorkshire**

### **2.3.01 Location**

2.3.01.1 The property is located on the juncture of Thorpe Road and Front Streets centrally within the village of Lockington. The immediate area includes agricultural farmsteads, other paddock land and residential properties making up the village.

### **2.3.02 Description**

2.3.02.1 The property asset comprises of a small grass paddock we assume forming part of a larger farm steading and is identified on the appended Plan edged in red provided by Dalton Estate and as measured, this extends to approximately 0.2412 hectares (0.596 acres).

2.3.02.2 We understand the paddock forms part of Manor Farm, which is let out for equestrian purposes.

### **2.3.03 Aspect**

2.3.03.1 The site has no particular aspect, but does undulate slightly.

### **2.3.04 Drainage**

2.3.04.1 Whilst the village stream adjoins the land parcels norther boundary it is unlikely there is any artificial drainage scheme and therefore drainage is assumed to be natural/free draining.

### **2.3.05 Grant Schemes & Subsidies**

2.3.05.1 The land is may be registered with the Rural Payments for the EU Basic Payment Scheme (BPS). We have no information if the land is included in any occupiers Stewardship Scheme.

2.3.05.2 The BPS Entitlements are assumed to belong to the occupier and are thus excluded from this valuation.

### **2.3.06 Land Classification & Soil Type**

2.3.06.1 Under the former Ministry of Agricultural Fisheries and Foods (MAFF) Land Classification Map, at a scale of 1:250,000 the land is identified as being Grade II.

2.3.06.2 The soil survey of England and Wales identified the land as being in the "Holderness" Soil Association with ancillary sub-groups and soil series being within the "Burlingham" association, with soil characteristics described as slowly permeable, seasonably waterlogged, fine lonely soils and similar soils with only slight water logging, narrow strips of clay alluvial soils suitable for growing serials and short term grass land.

### **2.3.07 Boundaries**

2.3.07.1 The boundaries to the land parcel are readily identifiable and comprise in part of timber post and rail, hedging and in the south west corner a brick farm building (rully shed).

2.3.07.2 No details have been provided as to ownership albeit maintenance of the land parcel boundaries are shown with 'T' marks on the plan provided.

2.3.07.3 Under the provisional heads of terms for the land exchange, the Hotham Family Trust will erect a post and rail fence between points A, B & C, as marked on the plan.



### **2.3.08 Services**

2.3.08.1 No services connections are known to be available to the land. We have not investigated the presence of service connections in the public highway.

### **2.3.09 Roads & Rights of Way**

2.3.09.1 Thorpe Road and Front Street are made-up (built) and adopted and thus is a highway maintainable at the public expense.

2.3.09.2 Presently there is no access from the public highway to the land. It is assumed that any necessary consents for provision of a suitable access from Thorpe Road in close proximity to the 'rully shed' would be granted.

2.3.09.3 As far as we are aware, no rights of way cross over the property and we assume none to exist.

## **3.00 TITLE & TENURE**

3.01 A copy of the Register of Title, together with Title Plan has been provided for Old Holme Pit (Title YEA79940) and Land Parcel south of Station Road (Title YEA79941). We understand the Paddock on Thorpe Road/Front Street forms part of Title HS265473, but no copy of this Title register has been provided.

3.02 All the property assets are identified/assumed as being Freehold. Old Holme Pit is presently available with vacant possession. Land Parcel south of Station Road is we understand presently held under a Licence to Alistair Grant of Rectory Farm Lockington and we assume that vacant possession is available upon expiry/notice being given. The Paddock on Thorpe Road/Front Street is currently let for equestrian use, notice to quit on the occupiers has been served and it is anticipated vacant possession will be granted on 6<sup>th</sup> July 2021.

3.03 For the purpose of our valuation we have assumed the property assets are available with vacant possession.

## **4.00 EASEMENTS, WAYLEAVES AND RESTRICTIONS**

4.01 For the property assets owned by Lockington Parish Council, the Charges register states "The land is subject to such restrictive covenants as may have been imposed thereon before 11<sup>th</sup> December 2015 and are still subsisting and capable of been enforced.

- 4.02 No known wayleaves, charges or restrictions are known to adversely affect the subject property assets and we assume none to exist.
- 4.03 Under the provisional heads of terms for the land exchange, it has been agreed to impose a restrictive covenant over all three property assets prohibiting residential or commercial use.

## **5.00 MINES AND MINERALS**

- 13.01 All rights are assumed to be reserved with the freehold but these have not been considered within the scope of this valuation to be of any significant value.

## **6.00 PLANNING**

- 6.01 It is not within the scope of this service to undertake specific enquires of the Local Planning Authority, the East Riding of Yorkshire Council having regard to planning and is subject to the following:-
- i) The East Riding Local Plan 2012 - 2029 Strategy Document – Adopted April 2016
  - ii) The East Riding Local Plan 2012-2029 Allocations Document – Adopted July 2016
  - iii) The East Riding Local Plan 2012 - 2029 Policies Map – Adopted July 2016 (appended to our report)
- 6.02 Policy S4 of the Strategy Document states that outside the settlements detailed in Policy S3, land is therefore regarded as Countryside in the Strategy Document and does not have a development limit or allocations for development in the Allocations Document and Policies Map.
- 6.03 Old Holme Pit is designated within Policy ENV3 Valuing Our Heritage; which considers how best to manage the conflict between the pressure for development and the need to preserve our heritage assets alongside supporting opportunity to better reveal the significance of assets.
- 6.04 The Paddock on Thorpe Road/Front Street, whilst within the village Conservation Order, sits just outside the village development limit. The intended use for the paddock is we understand for a 'community park' for which a formal application for change of use will be necessary, together with provision for a suitable access.

## **7.0 HOPE & MARRIAGE/SYNERGISTIC VALUE**

- 7.01 We do not consider the property assets presently owned by Lockington Parish Council has any hope value for a change of use or that there is potential for long term future development.
- 7.02 In relation to the Paddock on Thorpe Road/Front Street, we understand the Dalton Estate obtained planning consent in 2015 for change of use and conversion of parts of Manor Farm buildings to a residential user. Whilst the consent has now expired the principle of development has been established. This, together with the paddocks central position in the village would in our opinion create a 'marriage/synergistic' value with third party residential property in the village.
- 7.03 Similarly, we are aware that the property assets owned by Lockington Parish Council immediately adjoin other land and property owned by The Dalton Estate and that, has in the past, been used for them by way of sporting (shooting).

## **8.0 SPORTING RIGHTS & TIMBER**

- 8.01 It is assumed that the sporting rights and standing timber in relation to Old Holme Pit are included with the property transaction, together with any sporting rights over the land parcel south of Station Road.
- 8.02 Whilst we have not quantified the level of timber within the woodland block, such has been accounted for in arriving at our opinion of value. The woodland includes principally mature deciduous timber and the felling of such we assume will ultimately be considered by the Estate in line with their management principles for other woodland blocks.

## **9:00 CONTAMINATION & ENVIRONMENTAL MATTERS:**

- 9:01 Your reference is drawn to para 7a) of the appended Conditions & Terms of Engagement having regard to contamination.
- 9:02 Having regard to Old Holme Pit, we have been aware that it is likely the site or at least part thereof will be contaminated as the usage was as a village tip up until it was closed in 1989. We understand there are no records of what was dumped in the tip other than it is reasonable to assume that it is contaminated and would therefore require remedial treatment if it was put to any other use.
- 9:03 We assume the other remaining property assets the subject of this report are not affected by contamination in arriving at our opinion of values.

- 9.04 If and when the timber is clear felled from Old Holme Pit, a Licence would be required from the Forestry Commission with the usual condition that the area is replanted with the assistance of prevailing Grant Aid.

## **10:00 GENERAL COMMENTS AND MARKET CONDITIONS**

### **10.1 Old Holme Pit, Thorpe Road, Lockington, East Yorkshire**

- 10.1.01 There are many different types of woodland, which not only impact on the potential demand, but also the valuation approach. Woodlands may form an integral part of a farm or they may represent distinct entities in their own right which we consider to be the case on this occasion. The market for such small blocks is primarily amenity and they are often managed for non-timber objectives such as sporting with the addition of some standing timber value.
- 10.1.02 Additionally, woodland owners, both historically and currently, receive benefits from a range of tax concessions, the sale of timber is still exempt from Capital Gains Tax with "commercial woodland" benefiting from Inheritance Tax reliefs and ultimately such may be beneficial for the acquiring estate.
- 10.1.03 Comparable sale values vary considerably and are often governed in relation to location and plot size together with "yieldable" timber and the ease in which this can be extracted to a position for a road haulier. In isolation the block is not of a commercial size, but we are aware over the Estate such blocks are managed both for their sporting value as well as growing timber.
- 10.1.04 In isolation, third party 'amenity use' demand is considered to be limited.

### **10.2 Land Parcel South of Station Road, Lockington, East Yorkshire**

- 10.2.01 For commercial farming use, other than being merged with the neighbouring land parcel, we would anticipate little demand, the present parcel size being restrictive for modern farming methods and machinery.
- 10.2.02 Whilst we have considered the equestrian user, it is felt due to its somewhat isolated position from the village and without a current water supply demand for such user who would be perhaps prepared to pay a small premium over 'agricultural value' would be limited, security for horses is also a consideration and due to the isolated position outside the village, the risk of such is considered as being high.

10.2.03 Little in the way of comparable land sales are known in the open market in the immediate area. The value of commercial farmland has been in equilibrium over the past couple of years and scarcity as well as tax incentives may be the primary reason for this. Following Brexit earlier this year, the level of economic subsidy support is set to decline until such time as a more environmental support scheme is introduced in 2024.

### **10.3 Paddock, Thorpe Road/Front Street, Lockington, East Yorkshire**

10.3.01 Paddock land values vary dependent upon proximity to residential neighbouring or close by users. This land parcel sits centrally within the village as well as immediately adjoining buildings with an extant consent for residential use.

10.3.02 The parcel size is considered small and as such may only support a pony or single horse with supplementary feeding. No buildings are included and so either a prospective purchaser would need to obtain consent for a stable or have such which is 'moveable'. We would however consider a strong level of demand in the open market due to the proximity of high value housing coupled with its central position in this popular village.

10.3.03 Whilst falling outside the present village development limit, we would attach to such, a degree of 'hope value' for the alternative use as residential development due to its proximity to other residential users, however in this instance we are conscious of the proposed restrictive covenants to be placed on all the land parcels and so this has been disregarded from our valuation.

### **10.4 Overall Opinion on the Proposal**

10.4.01 We consider both parties benefit from this transaction progressing in terms of the proposed end user and in summary it is considered the proposed land swap represents a fair exchange in terms of value.

## **11.00 VALUATION:**

11.0.1 The above report and appendices form part of and should be read in conjunction with this valuation.

### **11.1 Old Holme Pit, Thorpe Road, Lockington, East Yorkshire**

#### **11.1.01 Valuation Figure**

11.1.01.2 We the undersigned having inspected the property asset, do value the same in the sum of **£9,800 (Nine Thousand Eight Hundred Pounds)** freehold with vacant possession.

**11.2 Land Parcel South of Station Road, Lockington, East Yorkshire**

**11.2.01 Valuation Figure**

11.2.01.2 We the undersigned having inspected the property asset, do value the same in the sum of **£14,500 (Fourteen Thousand Five Hundred Pounds)** freehold with vacant possession.

**11.3 Paddock, Thorpe Road/Front Street, Lockington, East Yorkshire**


**11.3.01 Valuation Figure**

11.3.01.2 We the undersigned having inspected the property asset, do value the same in the sum of **£25,000 (Twenty Five Thousand Pounds)** freehold with vacant possession.

**11.4 Rational & Methodology**

11.4 The comparable method of valuation has been adopted based upon our knowledge of the local land market and for similar transactions taken for alike properties, where these are available in the area and known to us, taking into account the matters highlighted above and making appropriate adjustments where considered necessary for purpose of comparison.

**12.00 SIGNATURE**



**Signed:**

**Mark J Broadhurst MRICS FAAV**  
RICS Registered Valuer

**13.00 DATE OF REPORT:** 18<sup>th</sup> June 2020

**Appendices**

- Conditions & Terms of Engagement
- Title Plans & Ordnance Survey Plan
- Local Plan Extract Policies Map
- Local Plan Extract Policies Map Key

## CONDITIONS & TERMS OF ENGAGEMENT

1. The purpose and basis of the valuation shall be agreed between the Client and the Valuer. Any variations from these Conditions and Terms of Engagement will be stated in the report and agreed prior to undertaking the valuation. The agreed basis of the valuation as defined in the RICS Valuation – Global Standards 2017 VPS 4, will be:-

Market Value, which is defined in IVS 104 paragraph 30.1 as;

*'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'*

2. The subject, including treatment of fixtures and fittings, and tenure (freehold/leasehold) of the property to be valued shall be as specified by/agreed with the Client.
3. Unless otherwise agreed, the basis/bases of valuation to be provided will be as prescribed by the Royal Institution of Chartered Surveyors and agreed/confirmed in writing by the Valuer to the Client before the Report is issued, along with any special assumptions relating to the basis/bases. The valuation will rely upon comparable evidence obtained from both the valuers own data base, as well as evidence obtained from Land Registry derived sources or other appropriate market sources for the purpose of arriving at an opinion of value.
4. Subject to paragraphs 6 and 7 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgment appropriate and possible in the particular circumstances. No inspection of the roof space or sub-floor voids will be made
5. The Valuer shall rely upon information provided by the Client and/or Client's legal or other professional advisors relating to tenure, tenancies and other relevant matters. Where alterations or extensions to the property or a change of use are apparent, it will be assumed that all necessary consents have been obtained.
6. The Valuer will have regard to the apparent state of repair and condition of the property but will not carry out a building survey nor inspect those parts of the property which are covered, unexposed or inaccessible (including roof spaces and sub-floor voids). Such parts will be assumed to be in good repair and condition. The Valuer will if so in his/her professional judgment make comment or observations regarding the service installations were an inspection was possible, but he/she will not be under a duty to arrange for the testing of electrical, heating or other services.



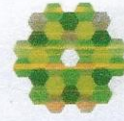
7. In reporting the Valuer will meet the relevant requirements of the **RICS Global Standards 2017, which incorporate the International Valuation Standards (IVS)** and will make the following assumptions, which he/she will be under no duty to verify.
  - a) that no harmful or hazardous material has been used in the construction of the property or has since been incorporated, and that there is no contamination in or from the ground, and it is not landfilled ground;
  - b) that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
  - c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;
  - d) that the inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially; and
  - e) that no radon gas is present at the property.
8. The Report will be provided for the stated purpose(s) and for the sole use of the named Client. It will be confidential to the Client and the Client's professional advisors. The Valuer accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent chartered surveyor, but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report nor any reference to it may be included in any way without the Valuer's written approval of the form and context in which it may appear.
9. The Client will pay to the Valuer the fee agreed/confirmed in writing by the Valuer and the amount of any Value Added Tax on the fee. In addition, if similarly agreed/confirmed in writing, the Client will reimburse the Valuer the cost of all reasonable out of pocket expenses which may be incurred, and any VAT thereon.
10. Leonards is registered for regulation by the RICS and operates a complaints handling procedure that meets RICS requirements being members of the Property Redress Scheme. A copy of our complaints handling procedure is available on request.



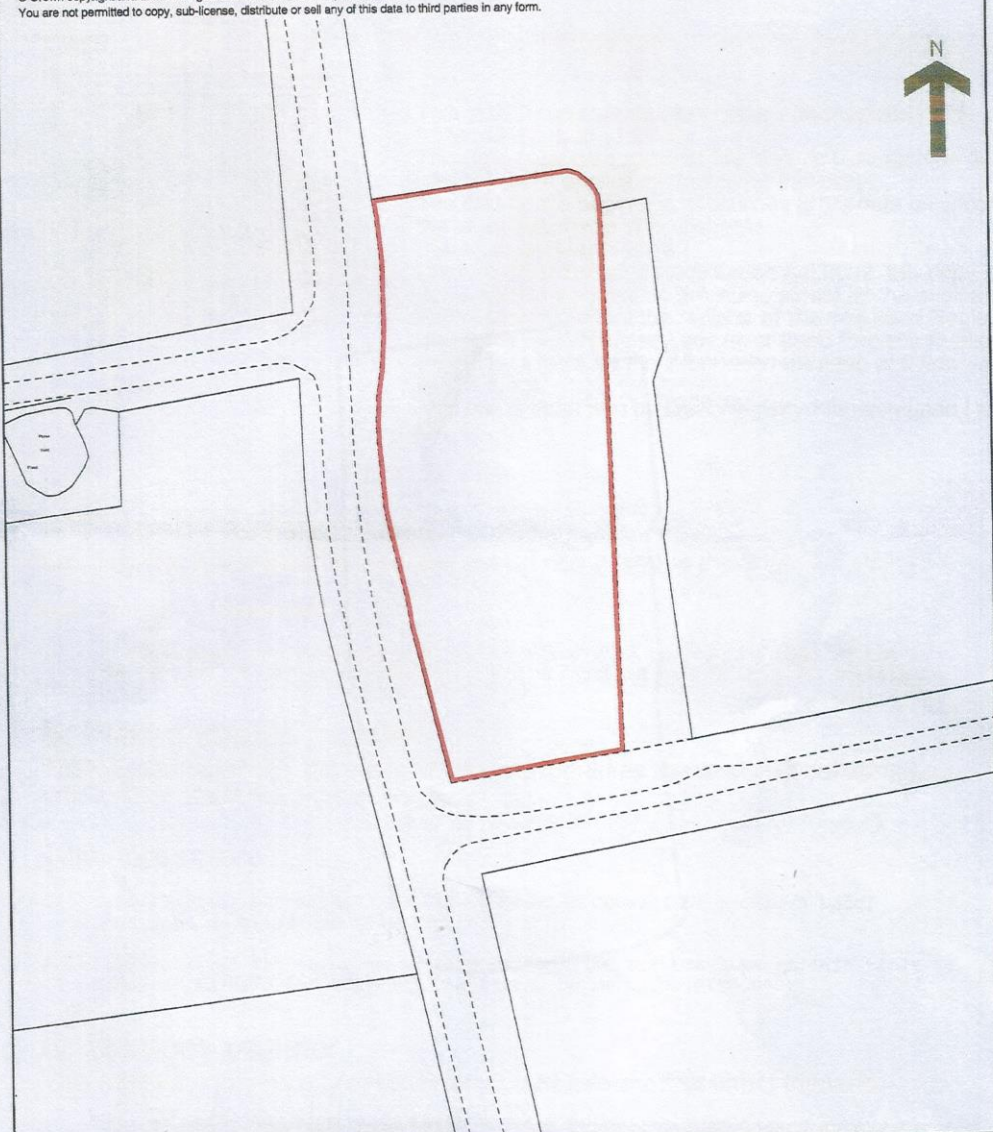
Old Holme Pit

Land Registry  
Official copy of  
title plan

Title number **YEA79940**  
Ordnance Survey map reference **SE9746SW**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **East Riding of Yorkshire**



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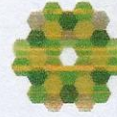
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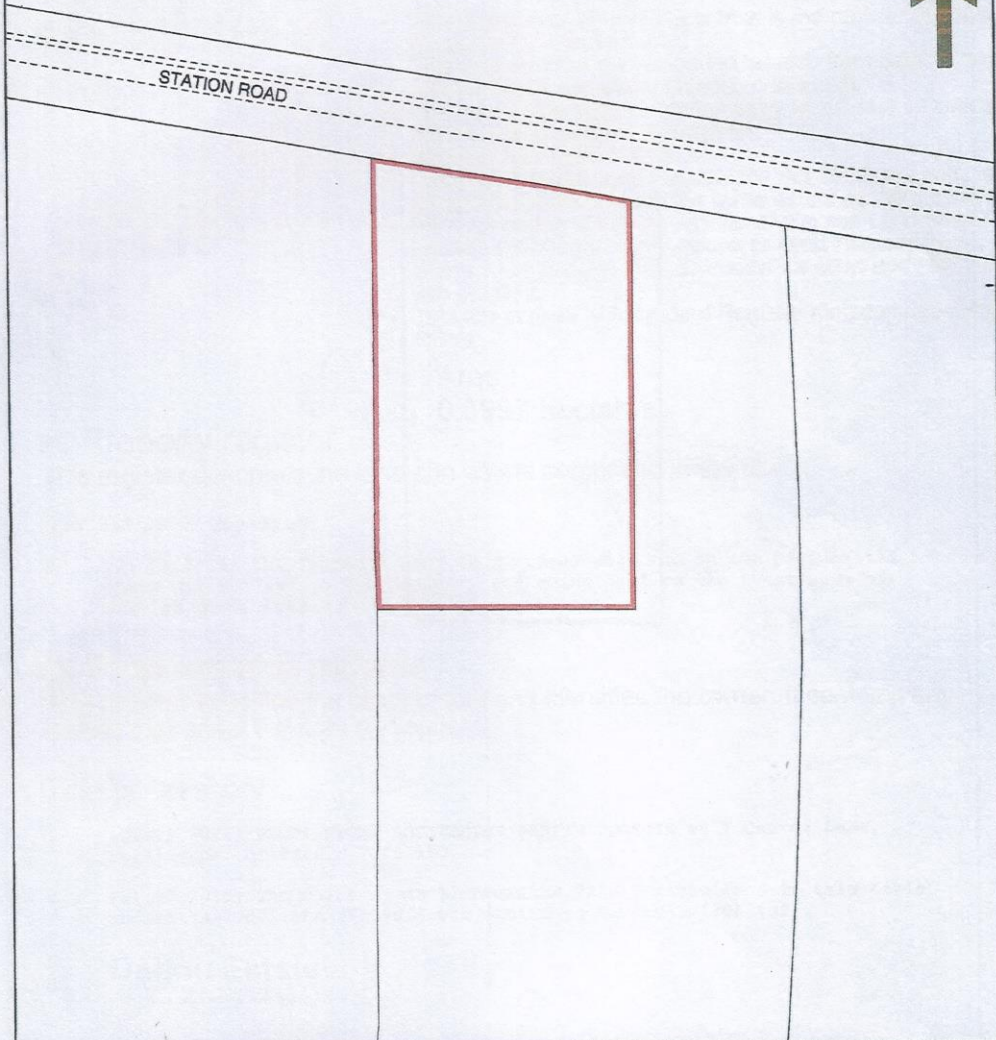
Land Parcel South of Station Road

Land Registry  
Official copy of  
title plan

Title number **YEA79941**  
Ordnance Survey map reference **TA0146NW**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **East Riding of Yorkshire**



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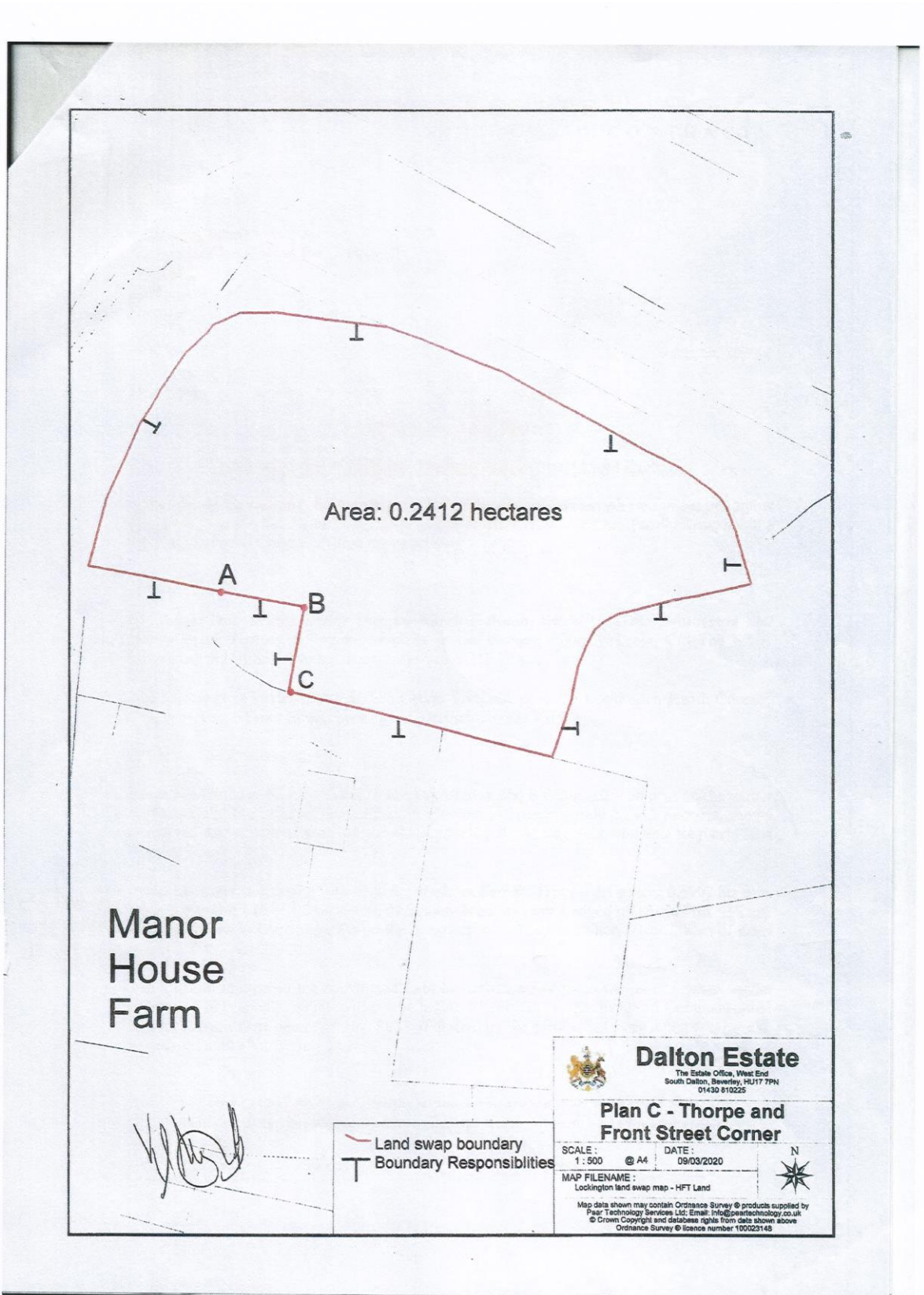
**This official copy issued on 31 March 2016 shows the state of this title plan on 31 March 2016 at 18:48:54. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by Land Registry, Kingston upon Hull Office.**

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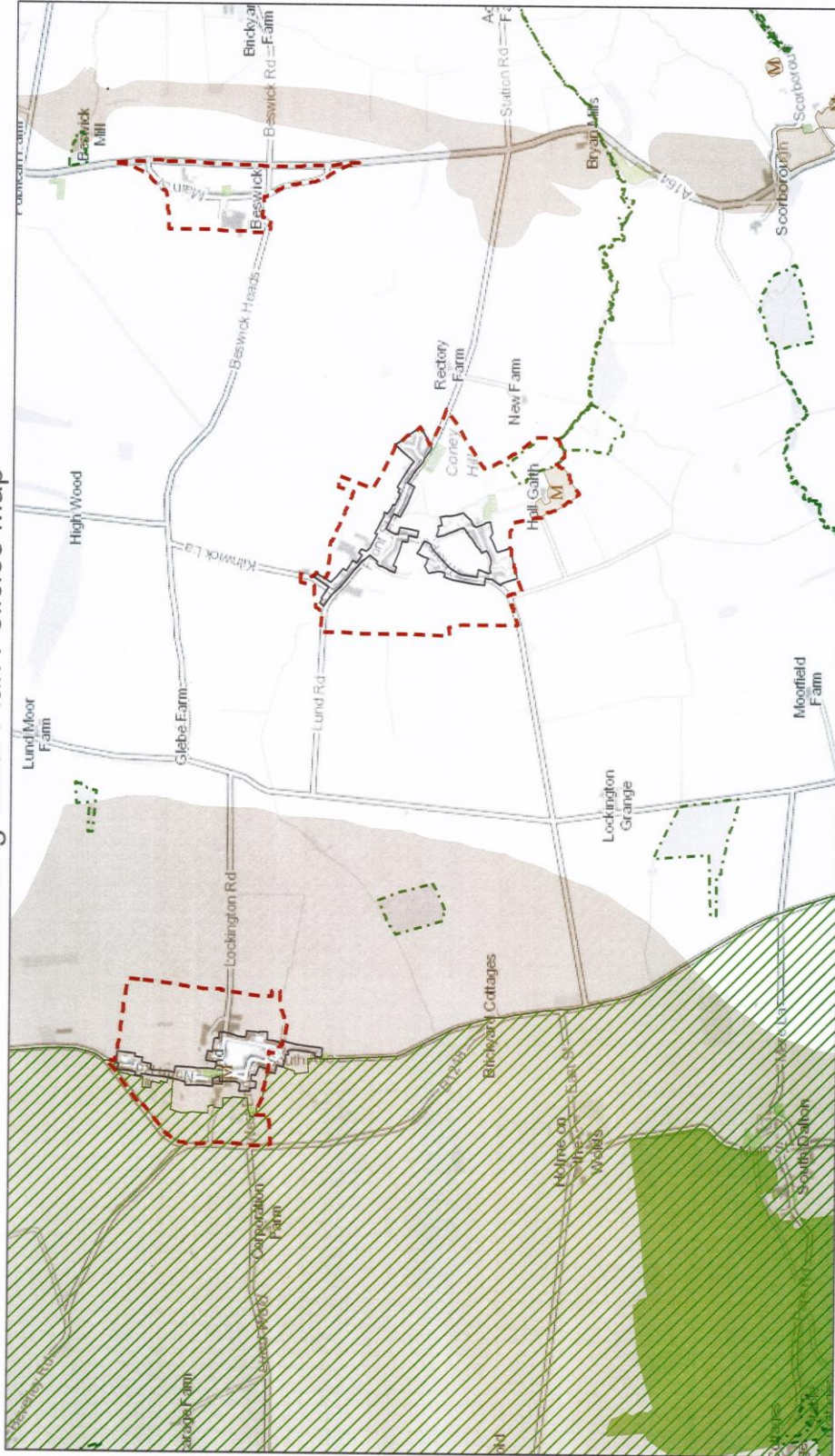


Paddock on Thorpe Road/Front Street

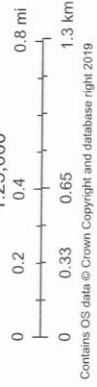


# Local Plan Extract Policies Map

## East Riding Local Plan Policies Map



13/06/2020, 13:56:03



- Conservation Areas (ENV3)
- Scheduled Monuments (ENV3)
- Open Space (C3)
- Development Limits (S3 & S4)
- Important Landscape Areas (ENV2)
- Minerals Safeguarding Areas (EC6)
- Local Wildlife Sites (ENV4)
- Principal Nature Designations - SSSI (ENV4)
- Registered Parks and Gardens (ENV3)
- Scheduled Monuments Points



## Local Plan Extract Policies Map Key



### East Riding Local Plan (2012-2029) Policies Map

[www.eastriding.gov.uk/erlocalplan](http://www.eastriding.gov.uk/erlocalplan)



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