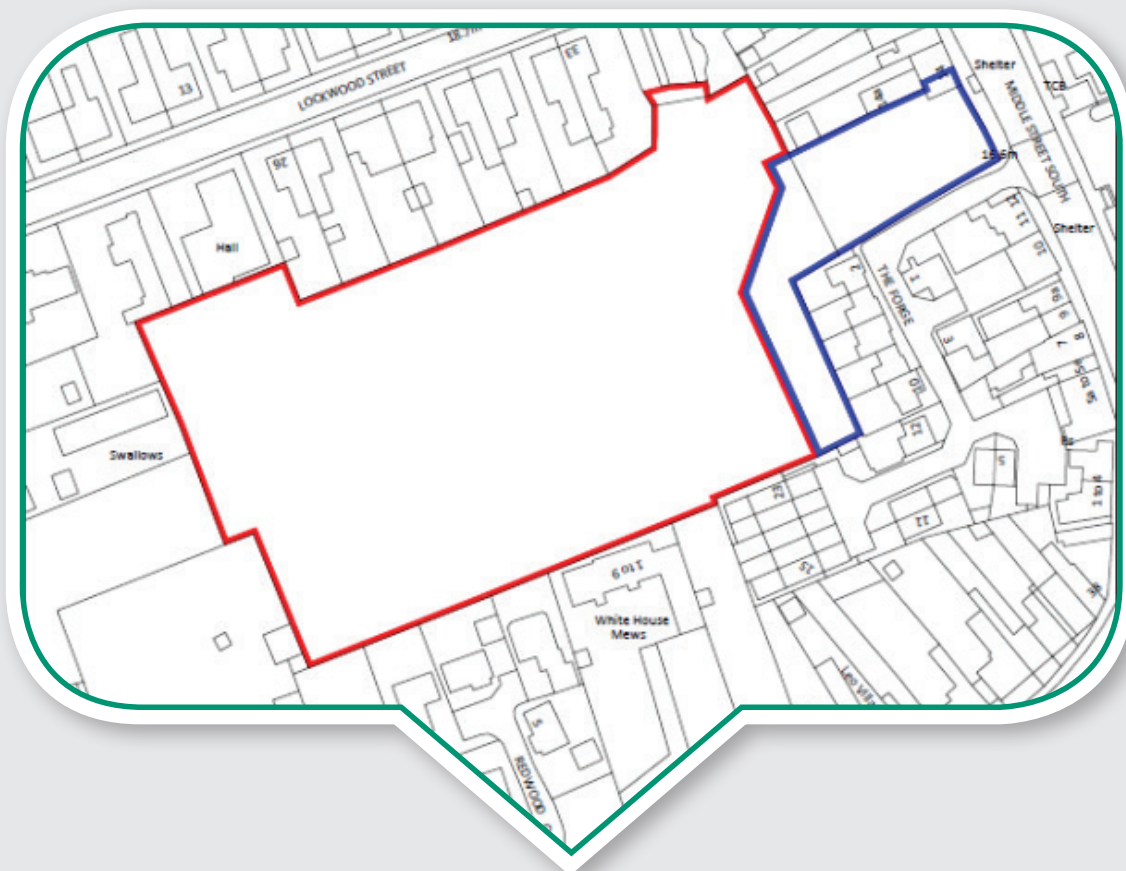


## FOR SALE – EXPRESSIONS OF INTEREST INVITED

Property at Lockwood Street and  
Middle Street South Driffield YO25



East Riding of Yorkshire Council Invite Expressions of Interest in its  
Land (Edged Red) Together with Adjoining Property (Edged Blue)

■ RARE TOWN CENTRE  
DEVELOPMENT OPPORTUNITY

■ TOTAL SITE AREA 3.12 ACRES (1.26 HECTARES)  
OR THEREABOUTS

**CLOSING DATE: 12 NOON WEDNESDAY, 17 SEPTEMBER 2025**

Valuation and Estates, County Hall, Beverley HU17 9BA



## OVERVIEW

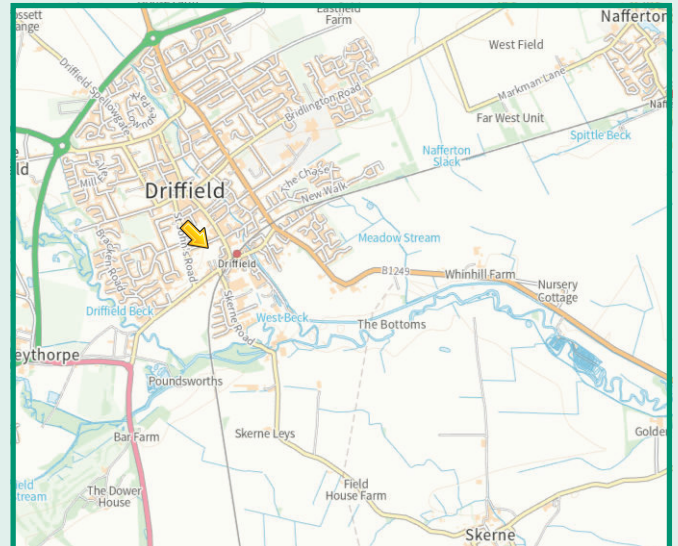
The Council is seeking expressions of interest for the purchase and redevelopment of its land at Lockwood Street, Driffield. The site was originally purchased for education use but is not required for that purpose and has been declared surplus to requirements.

The Council's land is historically linked to the neighbouring property on Middle Street South (edged blue). The owners are working together to maximise the potential of the combined site and offers are invited for the whole.

## AERIAL PHOTOS



## LOCATION



Driffield is a market town within the East Riding of Yorkshire. It is located 53 miles (85 km) north-east of Leeds, 29 miles (47 km) east of York and 23 miles (37 km) north of Hull.

Driffield, being near the centre of the Yorkshire Wolds, is named The Capital of the Wolds.

According to the 2021 UK census, Driffield parish had a population of 13,218.

The town was listed in the 2019 Sunday Times report on the Best Places to Live in northern England.

More specifically, the site is accessed from Lockwood Street and Middle Street South, on the southern edge of the town centre. The Property has excellent transport links to the A164 and A614 and the train station is only 0.2 miles from the site entrance, providing connections to Hull, York and beyond.

## SERVICES

All main services are available in Driffield and interested parties are advised to make their own further enquiries.

## THE COUNCIL PROPERTY

Land owned by East Riding of Yorkshire Council (outlined red at Appendix 1) extending to 2.70 acres (1.09 Hectares) or thereabouts and registered as part of title H99537 and part of title HS99541.

The site is currently unused and generally flat. It is bordered by established residential dwellings. The land has a highway access from Lockwood Street.

## THE MIDDLE STREET SOUTH PROPERTY

Property owned by DCT World Supplier Ltd (outlined blue at Appendix 1) extending to 0.42 acres (0.17 Hectares) or thereabouts and registered under title HS48191.

The site includes an end terrace house of brick and tile construction known as 13 Middle Street South. The dwelling is unoccupied and will require a program of repair to make it habitable. An Energy Performance Certificate is being arranged.

The site is subject to rights of way for adjoining properties.

## DEVELOPMENT POTENTIAL AND PLANNING

East Riding of Yorkshire Council's Local Plan Update, which was adopted 2025 allocates the land outlined red at Appendix 1 for residential development under Policy DRF-F (Land South of 24-33 Lockwood Street) with an indicative capacity of 36 dwellings.

Both parcels of land (outlined red and blue at Appendix 1) are within the town centre development limits.

The property may be suitable for alternative uses, subject to any required planning consents.

Interested parties who may wish to make their own pre-planning application enquiries should visit:

👉 [eastriding.gov.uk/planning-permission-and-building-control/applications-for-planning-and-building-control/householder-planning-and-building-control-applications/pre-application-planning-advice](https://www.eastriding.gov.uk/planning-permission-and-building-control/applications-for-planning-and-building-control/householder-planning-and-building-control-applications/pre-application-planning-advice)

## CONSERVATION AREA

The site is within the Driffield South Conservation Area and any scheme will need to pay special attention to the desirability of preserving and enhancing the character or appearance of that area. Guidance on this is provided in the Driffield South Conservation Area Appraisal.

## AFFORDABLE HOUSING

The Council will expect any scheme for residential development to provide a policy compliant level of affordable housing. It will seek to enter into an option to acquire any affordable dwellings that are to be provided as part of any planning permission.

## CONDITIONS OF SALE

The freehold properties are available for sale with vacant possession by Informal Tender, with a closing date of 12 noon Wednesday, 17 September 2025.

Interested parties are invited to submit their best bid to purchase the property. The sellers are not providing a guide price and interested parties should seek independent valuation advice if required.

The sellers reserve the right to seek further information from a bidder if required, before making a decision. The sellers may shortlist bids, obtain references or enter into further negotiations prior to the completion of any transaction or re-advertise the property.

Unconditional and Conditional offers will be considered on their own merits. The sellers are not obliged to accept the highest or any bids submitted. The Council has a statutory duty to seek 'best consideration' when disposing of surplus land and property.

## VAT

We understand that the owners have not elected to tax and the sales will therefore not be subject to VAT.

## COSTS

Each party will be responsible for their own legal and professional costs incurred, with the purchaser responsible for any Stamp Duty Land Tax (SDLT) that may be payable.

## WARRANTY

No warranty is given or implied as to the condition or suitability of the property for the purchaser's intended use.

## SUBMISSION OF BIDS

Offers to purchase the property should be made in writing using the prescribed council form as 'sealed bids', incorporating the following:

1. The precise identity of the purchaser (individual(s) or company name – inc. company number), plus the (registered) address.
2. Contact number and email address.
3. The level of offer (numerically and in writing,) with detail on how the purchase will be funded, alongside proof of funds.
4. An outline of proposals for the property.
5. An outline of any conditions that are attached (e.g. unconditional or conditional bid, planning etc). With indications of timescale.

The closing date for bids is 12 noon Wednesday, 17 September 2025.

Offers should only be posted using the return label incorporated within the bid form.

A copy of the bid form is enclosed at the rear of this document. For queries please contact

✉ [nina.mitchell@eastriding.gov.uk](mailto:nina.mitchell@eastriding.gov.uk)

Alternatively please call Valuation and Estates on ☎ (01482) 393998

## FURTHER INFORMATION AND TO VIEW

Viewings are available strictly by appointment. Contact Valuation and Estates:

Nina Mitchell

✉ [nina.mitchell@eastriding.gov.uk](mailto:nina.mitchell@eastriding.gov.uk)

☎ (01482) 393931

## TENURE

The freehold of both plots are available for sale.

## LEGAL ADVISERS

### Land outlined red at Appendix 1:

Rob Mansell

Property and Commercial Law Manager  
East Riding of Yorkshire Council, County Hall,  
Cross Street, Beverley, East Yorkshire HU17 9BA

✉ [rob.mansell@eastriding.gov.uk](mailto:rob.mansell@eastriding.gov.uk)

☎ (01482) 393153

### Land outlined blue at Appendix 1:

Geoff Phillips of Andrew Jackson LLP, Marina Court,  
Castle Street, Hull, East Yorkshire HU1 1TJ

☎ (01482) 601267

✉ [geoff.phillips@andrewjackson.co.uk](mailto:geoff.phillips@andrewjackson.co.uk)

### Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Intending Tenant(s) or Licensee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The Council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the property



## BIDDING FORM AND PROCEDURE

### Property at Lockwood Street and Middle Street South Driffield YO25

- 1. All bids must be submitted on this Bidding Form** and must be sent or delivered to The Chief Executive, East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire HU17 9BA **so as to be received before noon on Wednesday, 17 September 2025.**
- 2. All bids must be submitted in an envelope addressed using the address label provided here at the rear of this document,** (endorsed '*BID FOR PURCHASE OF Property at Lockwood Street and Middle Street South Driffield YO25*') **cut out and affixed to the front of an envelope of your choice.** The envelope must be sealed and must not bear on the outside any name or mark (including a Company's postmark) indicating the sender.
- 3.** If desired, bids may be placed by the bidder in an envelope sealed in a manner to be determined by the bidder, provided that such envelope is then inserted into an outer envelope bearing the address label as detailed above.
- 4.** If the bidding procedure is not fully complied with in the opinion of the sellers the bid submitted by the bidder may be disqualified from further consideration by the sellers whose decision on the matter is final.
- 5.** Bids may be either sent by post or delivered by hand. If bids are delivered by hand they must be delivered to the Council's Dispatch Office on Register Square, Beverley (behind the former post office) during the Council's normal office hours, which are 8.30am to 5.30pm Monday to Thursday and 8.30am to 4.30pm Friday.
- 6.** The Sellers do not undertake to accept the highest or any bid received and shall not be liable for the bidder's costs in submitting a bid.
- 7.** The canvassing of any member or officer of the Council for the acceptance of any bid will disqualify the bidder by or on whose behalf the canvassing is carried out.
- 8.** The Sellers reserve the right to shortlist bids, obtain references or enter into further negotiations prior to the completion of any transaction or re advertise the property.
- 9.** The Sellers reserve the right to impose any conditions considered necessary.



**THE BID FORM**

Property at Lockwood Street and Middle Street South Driffield, YO25 shown Edged red and Blue on Drawing No: 02535732-8-1 extending to 3.12 acres (1.26 Hectares) or thereabouts

Best and final bids should be submitted and returned by post or by hand in accordance with the bidding procedure outlined above.

Please note that bids should not be delivered to any Customer Service Centres.

*Please print clearly*

**NAME OF PROPOSED BUYER (INDIVIDUAL PERSON(S) OR COMPANY NAME**

.....  
.....

(Inc. Company Number if applicable)

**ADDRESS / REGISTERED ADDRESS**

.....  
.....  
.....

**POSTCODE**.....

**EMAIL**.....

**TELEPHONE**.....

I/WE are prepared to pay the following sum in respect of the purchase of:

£..... THOUSANDS..... HUNDREDS..... TENS..... UNITS.....

Being (state in words).....

**(Please turn over to complete and sign)**



**EAST RIDING**  
OF YORKSHIRE COUNCIL



THE RETURN LABEL

Property at Lockwood Street and Middle Street South Driffield YO25

Your offer containing all of the information requested should be posted in an A4 envelope.  
The outside of the envelope must be blank other than affixing the label shown below.



*(Cut here and affix to the front of an A4 envelope)*

BID FOR PURCHASE OF PROPERTY  
AT LOCKWOOD STREET AND  
MIDDLE STREET SOUTH DRIFFIELD YO25

CLOSING DATE: 12 NOON ON WEDNESDAY, 17 SEPTEMBER 2025

**IMPORTANT NOTE TO DESPATCH - DO NOT OPEN THIS ENVELOPE**

Received on..... 2025 at..... am/pm by.....

To:  
The Chief Executive  
East Riding of Yorkshire Council  
County Hall, Cross Street  
Beverley, East Riding of Yorkshire  
HU17 9BA

