

LAND • PROPERTY • BUSINESS ACCOMMODATION

eastriding.gov.uk/propertysearch

(01482)
393998

FOR SALE – BY INFORMAL TENDER

Freehold Commercial/Residential Development Opportunity
Former Council Offices and Library Depot
Main Road (A165), Skirlaugh HU11 5HN



ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN THE ADOPTED LOCAL PLAN

- 0.9 HECTARE (2.2 ACRE SITE)
- PROVIDES 4,213 SQ. M (45,351 SQ. FT) OF OFFICE AND WAREHOUSE ACCOMMODATION
- ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN THE ADOPTED LOCAL PLAN
- A UNIQUE RESIDENTIAL/DEVELOPMENT/COMMERCIAL OPPORTUNITY.

CLOSING DATE: 12 NOON WEDNESDAY, 28 JANUARY 2026

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

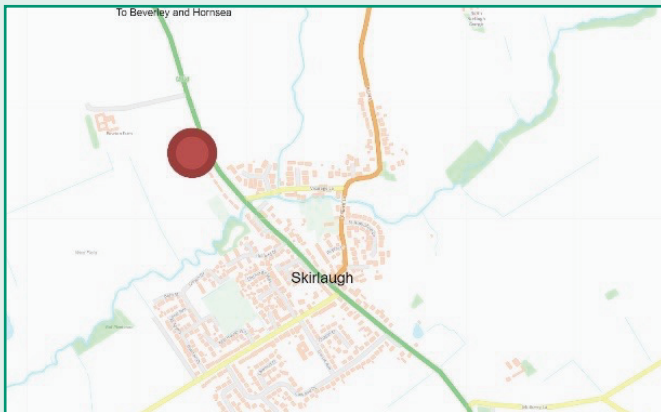
OVERVIEW

The Council is inviting Expressions of Interest for the purchase of its land and property at Main Road, Skirlaugh. The property is surplus to the requirements of the Council and provides considerable scope for continued commercial use or redevelopment. The property forms part of a residential land allocation in the local plan.

LOCATION

The property is located in Skirlaugh, a village in the East Riding of Yorkshire with a population of just under 1,500. It is located approximately 10 miles to the east of Beverley via the A165 and A1035; and seven miles northeast of Hull City Centre.

Skirlaugh benefits from excellent road links to Beverley, Bridlington, Hornsea and Hull, acting as a popular commuter village and established community.



DESCRIPTION

The property provides interlinked office and industrial accommodation of various styles and ages. The original building on the site was built in the 1830's and part has Grade II listed status with an imposing front facade.

During the 1970's the building was converted and major extensions built to create Council offices, at the time for Holderness Borough Council.

In the 1980's a nuclear bunker was created in the basement of the building.

The site passed to East Riding of Yorkshire Council in 1996 following Local Government re-organisation. The property has been in use by local Government for over 50 years, shaping the local area for many years. Now, it's time for the next chapter.

The property lends itself to various single or multiple uses and is allocated in the local plan for residential development. The offices could provide extensive accommodation for a single or multiple businesses.

The depot/storage area provides potential for small scale storage or manufacturing subject to appropriate planning approval. There is a large secure yard with c. 113 spaces providing potential for the parking of commercial vehicles.

Residential conversion or redevelopment is envisaged in line with the local plan. The site may also be suitable for other uses, subject to any required planning consents.

A number of other structures on the site will be included in the sale, inclusive of a mobile office block, storage container and a 'citizenlink' detached office.

LISTED BUILDING

An element of the property known as Rowton Villa's is Grade II listed. For more information on the listing status of the property please visit historicengland.org.uk/listing/the-list/list-entry/1083425?section=official-list-entry

ACCOMMODATION

BLOCK	AREA (SQ. M)	AREA (SQ. FT.)
Offices and Depot	4,213.2	45,351
Mobile Block	25.5	275
Container	14.8	159

(All areas are measured on a Gross Internal Area basis)

Total Site Area – 0.89 Hectares (2.2 Acres)

Car Parking – Approx 113 spaces

TENURE

The freehold of this property is For Sale.

SERVICES

We understand that all mains services including electricity, gas, water and mains drainage are available at this property. Enquiring parties are recommended to make their own enquiries to confirm availability of supplies.

AERIAL PHOTOS



EXTERNAL PHOTOS



INTERNAL PHOTOS



DEVELOPMENT POTENTIAL, PLANNING AND LOCAL PLAN

We understand that the property has consent under use Class 'E' (Office) of the Town and Country Planning (Use Classes) Regulations 2020 (As amended). Alternative uses may be suitable subject to planning consent. The current East Riding Local Plan Update was adopted in 2025.

The site is located within the development limits of Skirlaugh and forms part of site allocation SKG-B for residential use. SKB-B comprises the subject property along with adjacent land in separate ownership (see Appendix 1).

Enquiring parties are recommended to enquire with the local planning authority to confirm the suitability of their proposals, by making their own pre-planning enquiries where appropriate. 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) for more information.

ACCESS RIGHTS AND RESTRICTIONS

The Council will reserve access rights over the access road-coloured brown on the attached plan (Appendix 3 ref. 13773990-13-3) providing access to adjacent properties, together with any existing services laid under the roadway.

The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi-agreements, rights of way, covenants and restrictions whether mentioned within these particulars or not. Further Information is available upon request.

BUSINESS RATES

The premises are described as '*offices and premises*' with a Rateable Value of £99,500. The local billing authority is '*East Riding of Yorkshire Council*' under billing reference number '**SKR022101000N**'

The above figure is provided for reference only. For confirmation of rates payable please contact East Riding of Yorkshire Council Business Rates service on [\(01482\) 394748](tel:01482394748)

ADJOINING LAND

The adjoining agricultural land that forms the remainder of the SKG-B Local Plan allocation is owned by a third party. Enquiries regarding the status and availability of this land should be made through the owners' agent: Samantha Mellor, Dee Atkinson and Harrison. [☎ 01377 253151](tel:01377253151)
[✉ sam.mellor@dee-atkinson-harrison.co.uk](mailto:sam.mellor@dee-atkinson-harrison.co.uk)

DISPOSAL TERMS

The freehold property is available for sale by Informal Tender, with a closing date of 12 noon, Wednesday, 28 January 2026.

Interested parties are invited to submit their best bids to purchase the property. The Council does not provide a guide price and interested parties should seek independent valuation advice if required.

The Council reserves the right to seek further information from a bidder if required, before making a decision.

If close competing bids are received, the Council may choose to request '*best and final*' sealed bids before making a decision.

The Council is not obliged to accept the highest or any bids submitted but has a duty to seek '*best consideration*' when disposing of surplus land and property.

When considering offers, the Council will look to maximise the potential capital receipt that can be achieved.

WARRANTY

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

VAT

The property is not elected for VAT purposes.

ASBESTOS REPORT

A copy of the Asbestos Report is available on request.

SUBMISSION OF BIDS AND CLOSING DATE FOR OFFERS

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, 28 January 2026. Offers should only be posted using the return label incorporated within this bid form. All offers must be received by this date.

A copy of the bid form is enclosed at the rear of this document. For queries please contact @ nicholas.coultish@eastriding.gov.uk

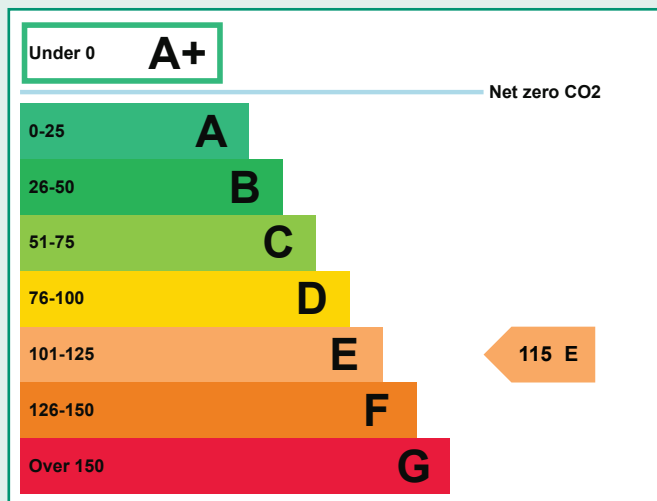
Alternatively please call Valuation and Estates on ☎ (01482) 393998

COSTS

In addition to the purchase price the purchaser will be required to make a non-refundable contribution of £6,000 (SIX THOUSAND POUNDS) towards the Council's selling costs, payable on the exchange of contracts, in respect of both conditional and unconditional offers.

Thereafter, each party will be responsible for their own legal and professional costs incurred, with the purchaser responsible for any stamp duty land tax that may be payable.

ENERGY PERFORMANCE RATING



ADDRESS FOR SUBMISSION OF OFFERS

To ensure confidentiality with all parties during the initial marketing period, offers should only be posted using the return label at the rear of the particulars.

The Council will consider all proposals submitted and subject to receipt of satisfactory proposals will identify a preferred bidder.

ADDITIONAL INFORMATION

In the event that the property is acquired for a Residential scheme, the Council will expect that it will provide policy compliant levels of affordable housing. The Council would then seek to enter into an option agreement to acquire any affordable dwellings that are to be provided as part of any planning permission.

FURTHER INFORMATION AND TO VIEW

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

Nicholas Coultish
@ nicholas.coultish@eastriding.gov.uk
☎ (01482) 393998 / 07989 751385

Tilly Tyson
@ tilly.tyson@eastriding.gov.uk
☎ (01482) 393998

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. Purchasers 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

APPENDIX 1 – PLANNING GUIDELINES FROM LOCAL PLAN

East Riding Local Plan Update – The East Riding Local Plan Update is the name for the suite of planning documents that together provide the long term development plan for the East Riding of Yorkshire. This means that they are the starting point for determining planning applications and guiding investment decisions. It replaced the Local Plan adopted in 2016.

The plan covers the period 2020 - 2039 and contains planning policies to guide development decisions. It also allocates sites that will provide new housing and employment opportunities.

➤ eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/east-riding-local-plan-update

The subject property forms part of a wider allocation known as 'SKG-B - West of A165 (Former Council Depot and Offices) with an indicative capacity of 67 dwellings'. For the avoidance of doubt, the allocation includes land immediately west of the subject property which is in independent ownership and is not offered For Sale by East Riding of Yorkshire Council.

Policy SKG-B – Land at Former Council Depot and Offices (2.49ha)

This site is allocated for housing development. Proposals will be required to:

- a. Retain and convert the Grade II Listed former office building;
- b. Provide for additional landscaping to the western, northern and southern boundaries;
- c. Demonstrate through the submission of appropriate levels of evidence that development will result in no adverse effects (alone or in combination) on the integrity of Habitats sites; and
- d. Implement the recommendations set out in the Heritage Impact Assessment, or other suitable mitigation measures agreed by the Council to avoid or minimise harm to the significance of heritage assets and their settings.

46.8 This site includes the former Council depot, car park and offices together with some additional land to the rear. The older parts of the office building are a Grade II Listed Building and this needs to be retained and converted to residential accommodation. The site provides an opportunity to redevelop a brownfield site that is well connected to the main settlement.

46.9 The redevelopment of the site will provide for a viable re-use of the listed former workhouse building and will remove the less architecturally pleasing recent office extensions together with the former depot yard to the north and car park to the south. Developments should seek to replicate the scale, design, and materials of the existing building to remain in keeping with the character of the designated heritage asset. The Council has prepared a Heritage Impact Assessment for the site incorporating a number of recommendations for mitigation that will assist in avoiding and minimising harm to the significance of the heritage assets and their settings. This should be followed in preparing a scheme for development, unless an alternative course of action is agreed with the Council. The addition of some open land to the west was necessary to make the redevelopment scheme more viable and deliverable and to meet the housing requirement. Additional landscaping to soften the edge of this part of the site will be necessary. The site has an indicative capacity of 67 dwellings.

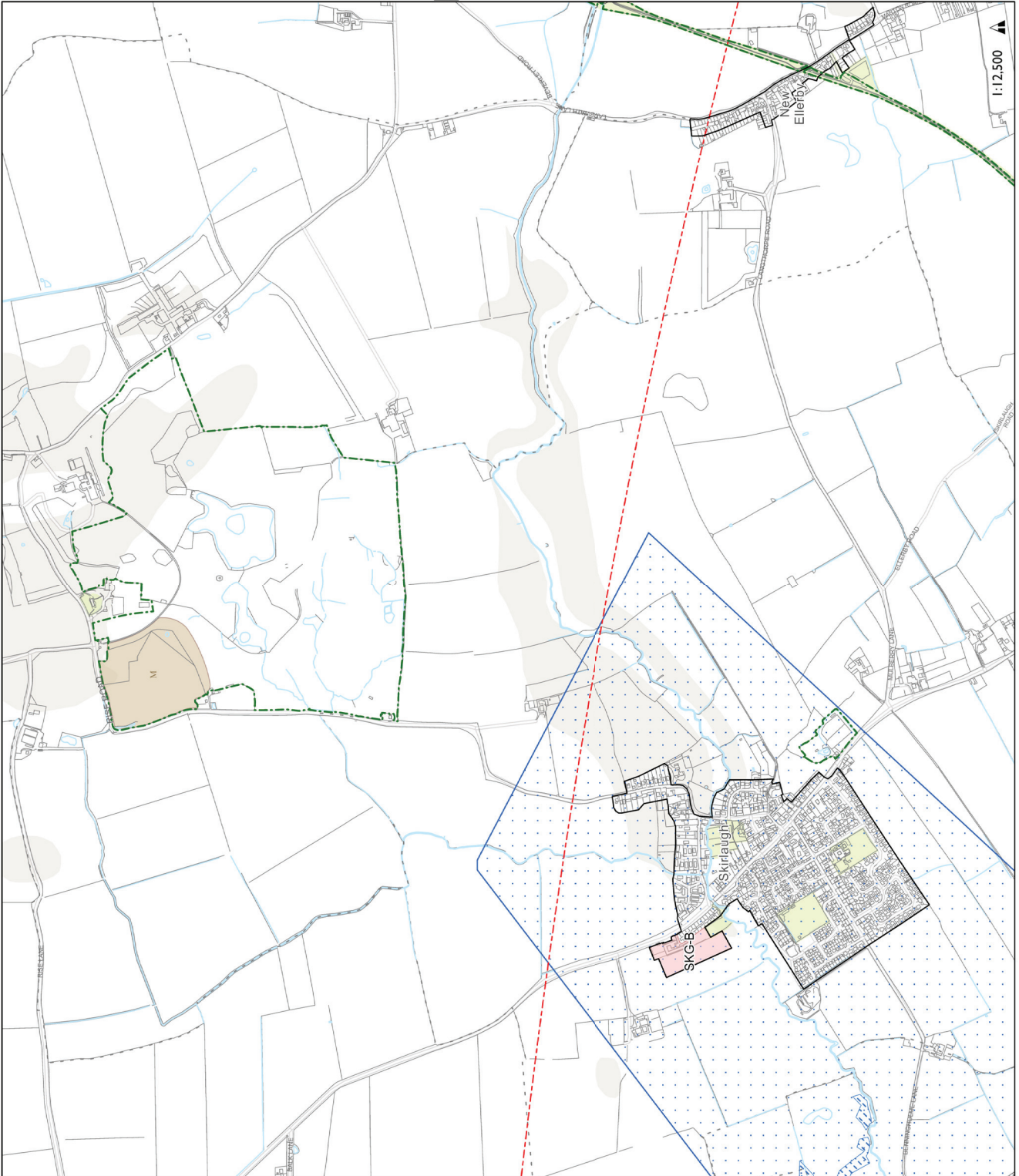
46.1 The site includes an area of future Flood Zone 3 (less than 1 percent of the site), the sequential test should be applied within the site to determine the site layout and proposals in this zone should meet the mitigation measure requirements for Flood Zone 3a as set out in the SFRA.

For further information, please visit ➤ eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/east-riding-local-plan-update/local-plan-update/local-plan-update-item/?entry=skg_b_west_of_a165_former_council_depot_and_offices

**East Riding Local Plan Update
Policies Map
April 2025**

Grid: 117

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221	222	223	224



This printed policies map shows the position of the adopted East Riding Local Plan Update as of April 2025.

An interactive version of the Policies Map is available to view on the Council's website. It allows you to zoom in and out and return information on the various features.

It includes the latest planning constraints which may have been updated after April 2025, such as Conservation Areas and environmental constraints. The interactive Policies Map is available to view online here:


www.eastriding.gov.uk/localplanupdate







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Site Allocations

-  Key Employment Site (EC1)
-  Development Limit (S3 & S4)
-  Existing Commitment (AD1)
-  Residential
-  Mixed Use
-  Employment
-  Retail
-  Education
-  Open Space
-  Utilities
-  Operational Port Area (S8)




Heritage

-  Conservation Areas (ENV3)
-  Registered Battlefield (ENV3)
-  Scheduled Monument (ENV3)
-  Registered Park and Garden (ENV3)









Biodiversity & Geology

-  Minerals Safeguarding Area (EC6)
-  Spurn Zone of Influence (ENV4)
-  Habitat Mitigation Area (ENV4)
-  Hornsea Mere Nutrient Neutrality Catchment (ENV4)
-  Principal Nature Designation - Ramsar, SPA, SAC, SSSI, NNR (ENV4)
-  Local Geological Site (ENV4)
-  Local Wildlife Site (ENV4)
-  Local Nature Reserve (ENV4)
-  Lower Derwent Valley Zone of Influence (ENV4)





Flood Risk & Source Protection

-  Coastal Change Management Area (ENV6)
-  Functional Flood Plain 3b, Flood Management Schemes and Storage Areas (ENV6)
-  Living With Water (ENV6)

Town Centre & Seafront

-  Seafront Areas Seafront Area (EC2)
-  Town/Local/District Centre Boundary (EC3)
-  Primary Shopping Area (EC3)
-  Local Authority Boundary
-  Transport Scheme (A1-A6)
-  Neighbourhood Plan Area
-  Military and Technical Site Consultation Zone (EC5)
-  Strategic Aviation Consultation Zone (EC5)

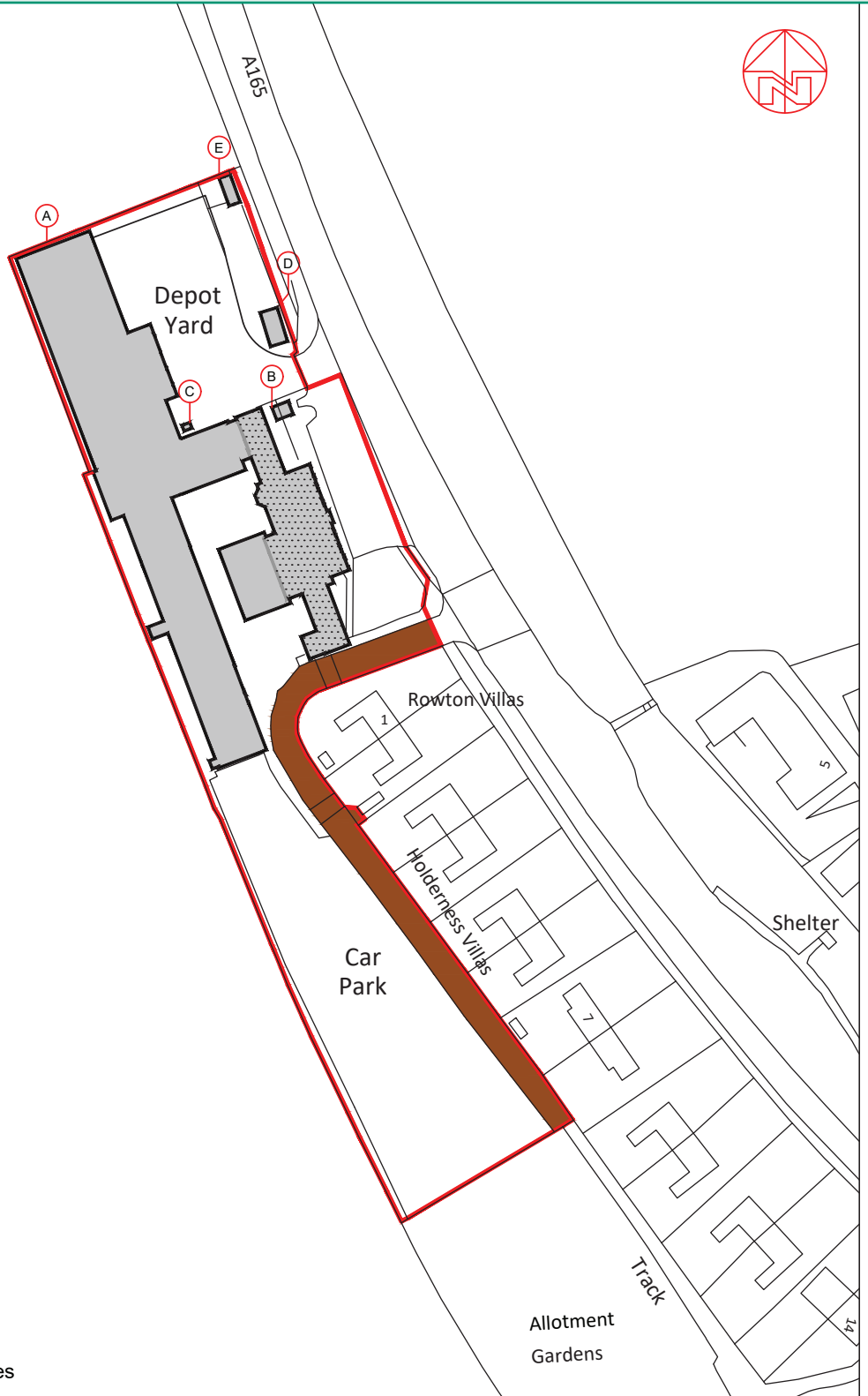
Landscape & Open Space

-  Heritage Coast (ENV2)
-  Important Landscape Area (ENV2)
-  Key Open Area (ENV2)
-  Open Space (C3)

East Riding Local Plan Update (2020-2039) Policies Map Legend

www.eastriding.gov.uk/localplanupdate





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Skirlaugh Offices.

- | | | |
|-------------------------|-----------------|------------------------|
| Listed Building | Buildings (A-E) | Main offices and depot |
| Site Area 8,936 sq.m | | Citizen link kiosk |
| Council Reserved Rights | | Gas meter house |
| | | Mobile |
| | | Container |



HEAD OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393951

www.eastriding.gov.uk

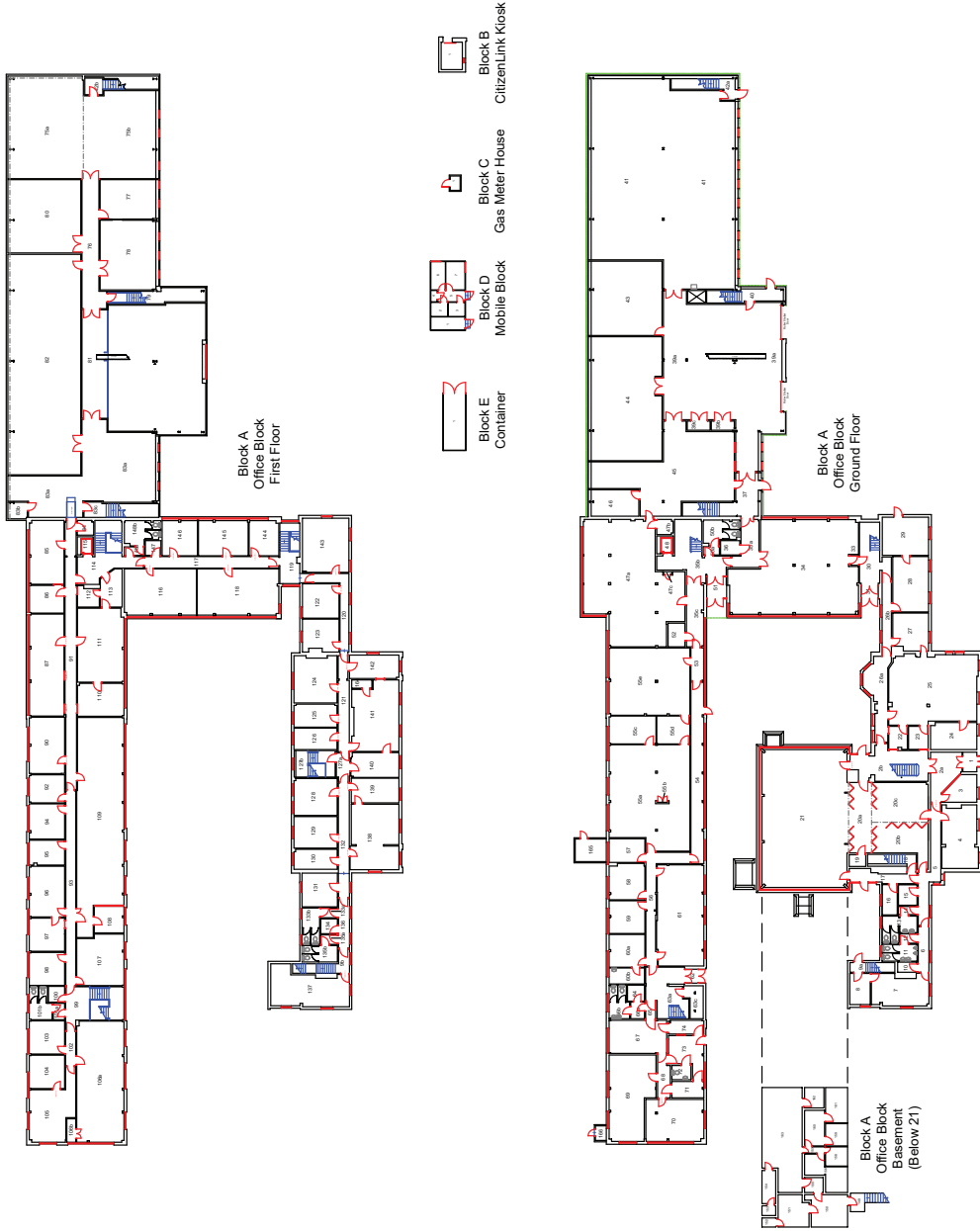
Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale @A4
1:1250

Date
08.10.2020

Property Code/Dwg. No.
13773990-13-3

Information retrieved from the Corporate Property Information System. DO NOT USE G.I.S. MAPS OR PLANS FOR DESIGN PURPOSES OR SCALE DIMENSIONS FROM THIS DRAWING.



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		Date 21.05.2024
Block/Description A Office Block B CitizenLink Kiosk C Gas Meter House D Mobile Block E Container		Drawing Number 13773990-17-1
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Skirlaugh Offices		Property Code 13773990
Director of Asset Strategy COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA Tel No. (01482) 399551 www.eastriding.gov.uk		Sheet 1 of 1

APPENDIX 5 – BIDDING FORM AND PROCEDURE

FORMER COUNCIL OFFICES AND LIBRARY DEPOT, MAIN ROAD, SKIRLAUGH, EAST RIDING OF YORKSHIRE HU11 5HN

1. All bids must be submitted on this Bidding Form and must be sent or delivered to Nicholas Coultish, Valuation and Estates Service, County Hall, Beverley, East Riding of Yorkshire HU17 9BA so as to be received before 12 noon on Wednesday, 28 January 2026.
2. All bids must be submitted in an envelope addressed using the address label provided at the rear of this document, (endorsed "*Bid for purchase of (FORMER COUNCIL OFFICES AND LIBRARY DEPOT, MAIN ROAD, SKIRLAUGH, EAST RIDING OF YORKSHIRE HU11 5HN)*") 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 Council the bid submitted by the bidder may be disqualified from further consideration by the Council 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 Council does not undertake to accept the highest or any bid received and shall not be liable for the bidder's costs in submitting a bid, and may at its discretion accept an offer made other than in accordance with the sales particulars.
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 Council reserves 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 Council reserves the right to impose any conditions considered necessary

APPENDIX 6 – THE BID FORM

**FORMER COUNCIL OFFICES AND LIBRARY DEPOT, MAIN ROAD, SKIRLAUGH,
EAST RIDING OF YORKSHIRE, HU11 5HN**

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)

(INCLUDE 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 FORMER COUNCIL OFFICES and LIBRARY DEPOT, MAIN ROAD, SKIRLAUGH,
EAST RIDING OF YORKSHIRE HU11 5HN**

MILLIONS..... THOUSANDS..... HUNDREDS..... TENS..... UNITS.....

Being (state in words).....
.....

**IN ADDITION, A FURTHER £6,000 WILL BE PAID AS CONTRIBUTION TOWARDS THE
PROFESSIONAL FEES WHICH WILL BE PAID ON EXCHANGE OF CONTRACTS**



EAST RIDING
OF YORKSHIRE COUNCIL

THE RETURN LABEL

Tender for the Purchase of:
Skirlaugh Council Offices, Main Road, Skirlaugh, East Riding of Yorkshire HU11 5HN
FAO Nicholas Coultish

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

BID FOR PURCHASE OF PROPERTY
AT SKIRLAUGH COUNCIL OFFICES,
MAIN ROAD, SKIRLAUGH,
EAST RIDING OF YORKSHIRE
HU11 5HN

CLOSING DATE: 12 NOON ON WEDNESDAY, 28 JANUARY 2026

IMPORTANT NOTE TO DESPATCH - DO NOT OPEN THIS ENVELOPE

Received on..... 2025/26 at..... am/pm by.....

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



EAST RIDING
OF YORKSHIRE COUNCIL