

# WITHERNWICK PRIMARY SCHOOL



Dee Atkinson & Harrison  
CHARTERED SURVEYORS

**FOR SALE**

**RE-DEVELOPMENT OPPORTUNITY (SUBJECT TO CONSENTS)**

**OFFERS INVITED IN EXCESS OF £80,000**

# WITHERNWICK PRIMARY SCHOOL

## WITHERNWICK, BEVERLEY, EAST YORKSHIRE, HU11 4TF

Beverley 12 miles • Kingston upon Hull 12 miles • Driffield 18 miles  
(All distances are approximate)

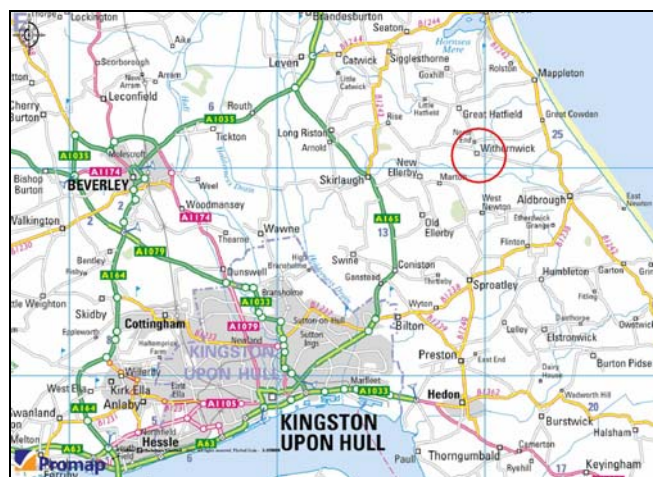
### DESCRIPTION

The property consists of an attractive former primary school originally constructed in 1868.

The property is offered for sale following closure of the school and is well suited to re-development, subject to obtaining the necessary consents.

The building is single storey, constructed of brick with a slate roof and extends to over 2,100 sq ft (195 sq m) internal floor area. It occupies an attractive site on the eastern edge of the village, extending to approximately 0.22 acres overall.

### LOCATION



### ACCOMMODATION

Internally, the building includes a large amount of accommodation, the layout of which is shown on the attached plan and comprises:

Entrance Hall,  
Cloakroom, 2.90m(9'6) x 2.51m(8'3)  
Toilets,  
Kitchen, 3.89m(12'9) x 1.60m(5'3)  
Classroom 1, 4.11m(13'6) x 5.79m(19'0) with store off  
Classroom 2, 9.22m(30'3) x 5.87m(19'3) with store off  
Inner Hallway  
Office1, 4.80m(15'9) x 2.82m(9'3)  
Office 2, 4.80m(15'9) x 2.59m(8'6)  
Outer Hall  
Cloakroom  
Toilets  
Boiler House

### SERVICES

The building is connected to mains water and electricity.

### METHOD OF SALE

The property is for sale by Private Treaty, although the vendors reserve the right to conclude the sale by any other method at their discretion. Interested parties should register their interest at an early stage to ensure that they are kept informed as to how the sale will be concluded.

### PLANNING

The property is to be sold subject to the existing planning consent, which falls within Planning Use Class D1.

Planning enquiries in respect of alternative uses and re-development of the property should be directed to:

Victoria Taylor  
Development Control Team Leader (East Area)  
East Riding of Yorkshire Council  
County Hall  
Beverley HU17 9BA  
Tel: 01482 887700

### RATEABLE VALUE

The property is not currently assessed for business rates as it is no longer used as a primary school and would need to be re-assessed if this use re-commenced. If the property is re-developed it will also be re-assessed either for business rates or council tax, depending on the future use.

### VAT

Value Added Tax may be applicable to this transaction. You are advised to consult your accountant for further information.

### VIEWING

Viewing of the property is to be conducted on specified dates, to be confirmed. Prospective purchasers wishing to view should register their interest with the agent's Beverley Office.

### FURTHER INFORMATION

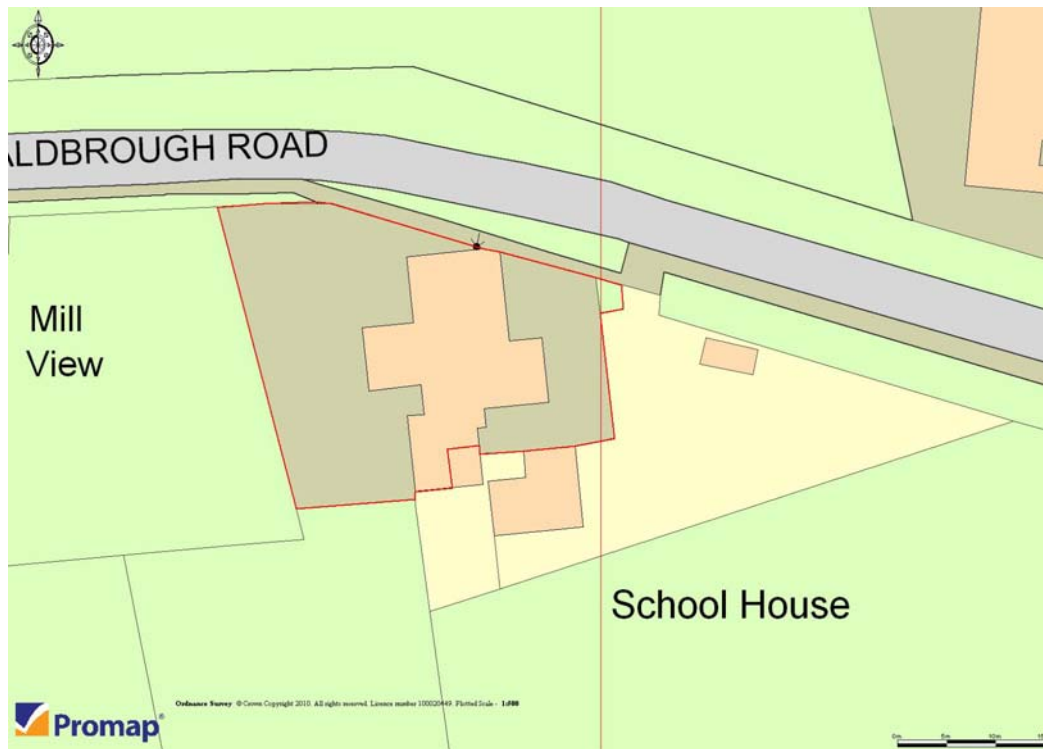
Please contact:

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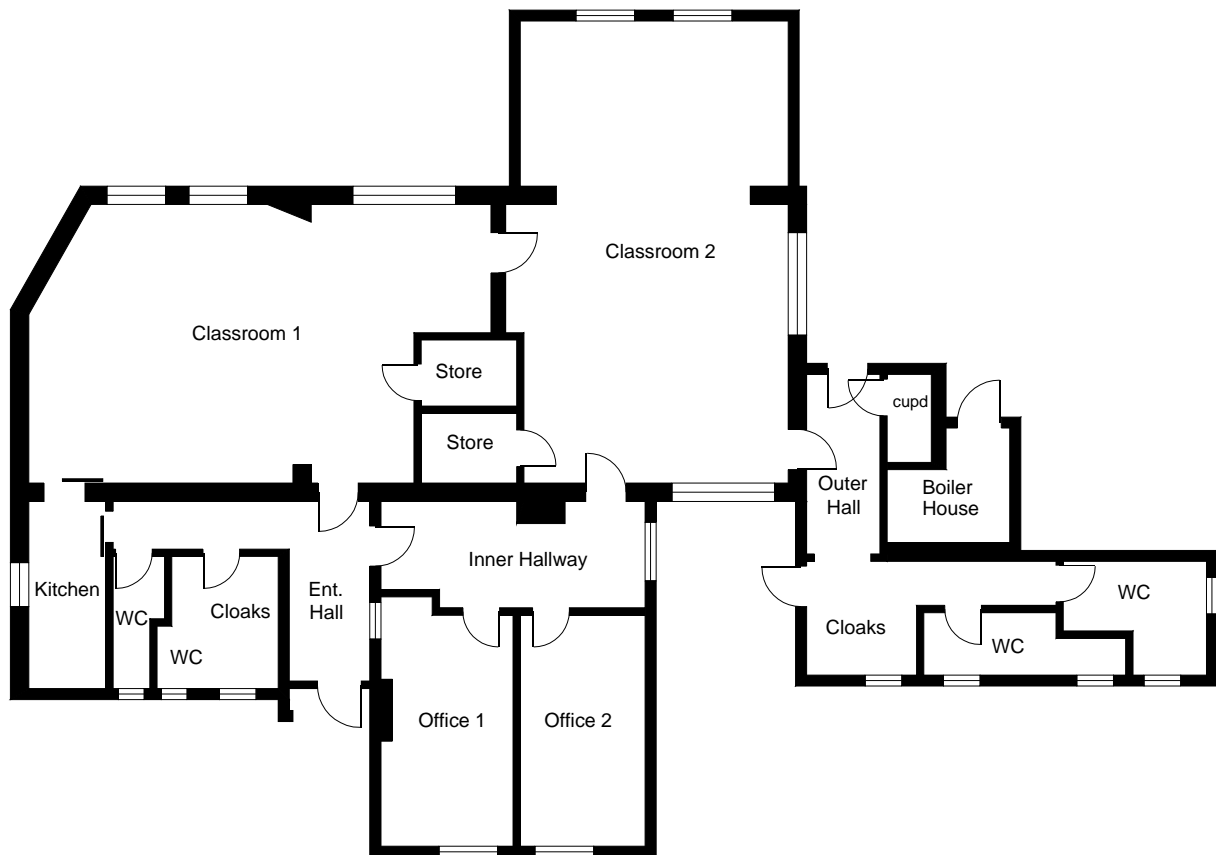
Adrian Harrison MRICS  
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### DETAILS

Prepared Sept 2010



Please note that the boundaries shown outlined in red above, and the floor layout plan below are for identification and general information purposes only



**The Exchange, Driffield | 01377 253151 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)**

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