

penrose
commercial



FOR SALE

Pinkney's Lane, Driffield, East Yorkshire

Prime Residential Building Land of 0.243 Hect (0.6 Acres) approx
with outline planning approval.

LAND

DRIFFIELD

Driffield, also known as Great Driffield can trace its name back to the Anglo-Saxon Chronicle of around 700 and is also named in the Domesday Book of 1086. A Bronze Age mound outside Driffield was excavated in the 19th century with finds from between 2200 and 1500 BC, now kept in the British Museum.

The town is known as the Capital of the Yorkshire Wolds and has a thriving and expanding population of around 13,000. The town is well served by local schools, and a bustling retail centre with a weekly market.

Driffield is home to the Driffield Show, the UK's largest one-day annual agricultural show. The town was listed in the Sunday Times as one of the best places to live in Northern England.

LOCATION

Driffield is located 12 miles from Beverley, 24 miles from Hull, 29 miles from York and 10 miles from Bridlington.

The site is located off Pinkney's Lane with potential access from James Close/ Angus Drive in a very popular residential area only a few minutes walk from the town centre and surrounded by high quality housing.

DESCRIPTION

The site is 0.243 Hect (0.6 Acres) approximately, rectangular in shape and generally level and is currently accessed from Pinkney's Lane. The site is heavily screened from Pinkney's Lane by a mature hedge.

PINKNEY'S LANE

The seller commissioned a report on Pinkney's Lane by Specialist Public Right of Way Consultant, Robin Carr Associates in support of the planning application. The conclusion of the report is that Pinkney's Lane is a Byway Open to All Traffic (a BOAT). A copy of detailed report is available.

ACCESS FROM JAMES CLOSE

The strip of land (marked green) provides potential access from adopted James Close across Pinkneys Lane to the development site. The purchasers of the development land will be assigned the 2-year option agreement to purchase this strip, at a cost of £80,000.

DEVELOPMENT POSSIBILITIES

A scheme for 8 dwellings has been prepared and although submitted as part of the pre-application enquiry, a detailed planning application has not been issued for this design.



TENURE

The land is freehold and is offered with full possession.

VAT

VAT does not apply to the sale price.

PLANNING PERMISSION

Outline planning permission was granted on 17 December 2024 (application 24/03112/OUT) for the erection of dwellings.

A positive pre-application enquiry response was received dated 4 September 2025 for a proposed residential development with access from James Close/Angus Drive.

Copies of the relevant documentation are available through Penrose Commercial.

SITE INVESTIGATION

A detailed geo technical report prepared by Humberside Materials Laboratory Ltd is available.

PRICE

Offers over £300,000

ACCESS / VIEWING

Pedestrian access is available into the site adjacent to the vehicle access gate. No liability/responsibility is given by the seller to any party accessing the site.

PLANS / PHOTOGRAPHS

Plans are included for identification purposes only (DO NOT SCALE). Plans are reproduced from the Ordnance Survey and should be confirmed with the title plan prior to purchase. Buyers are recommended to check all boundaries by inspection.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, identification and confirmation of the source of funding will be required from the successful purchaser.

For further information contact

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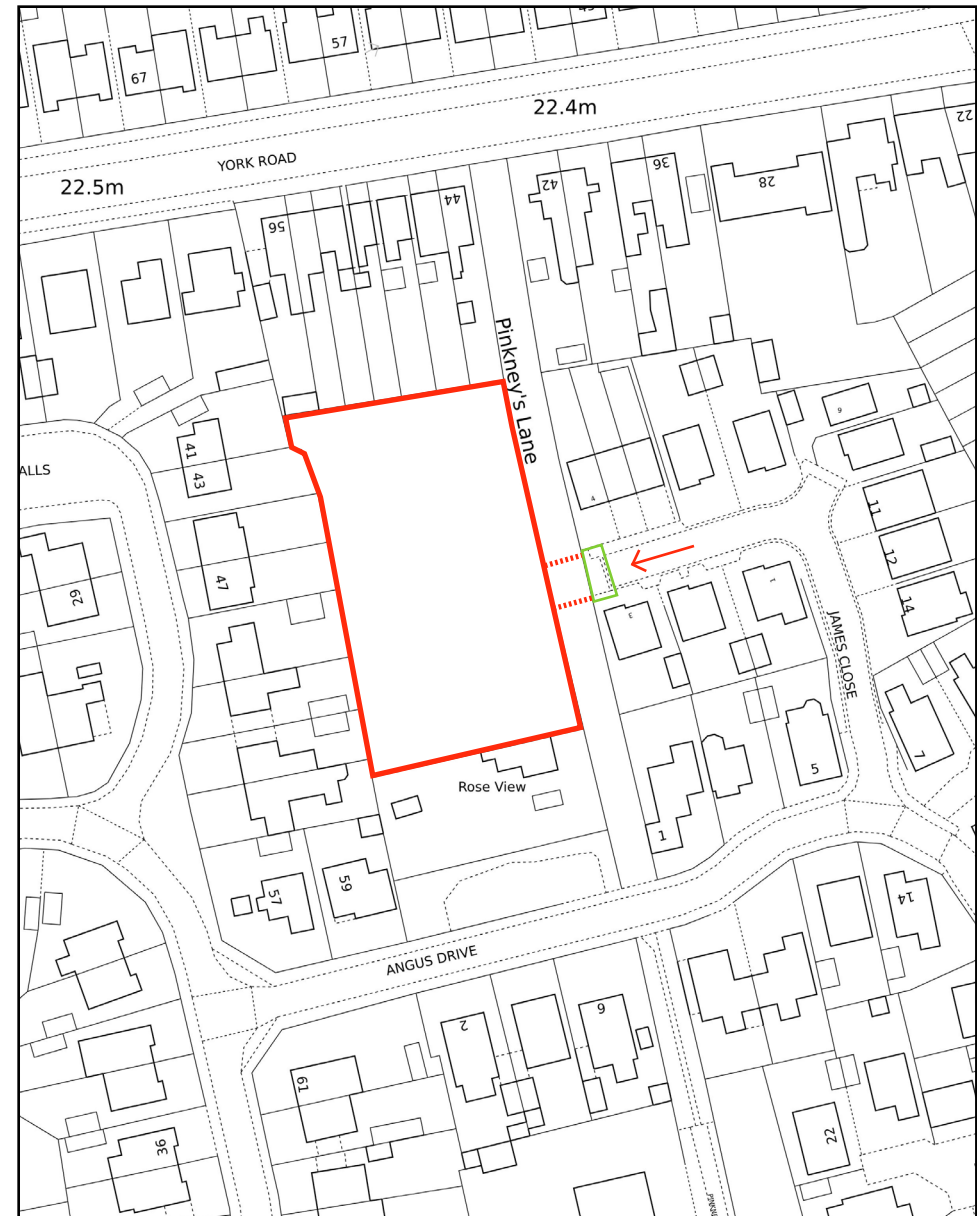
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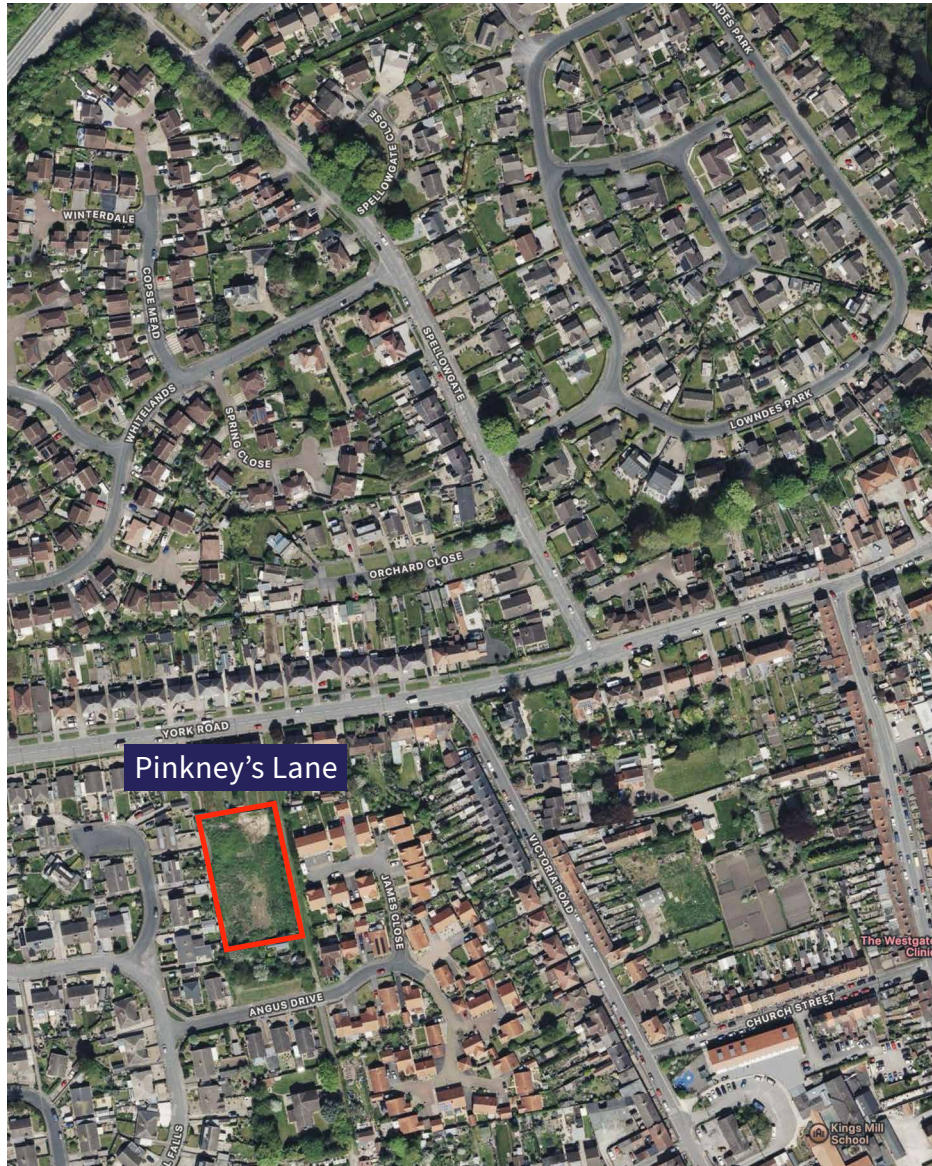
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Oct 2026



Indicative Potential Layout



penrose

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