

LAND • PROPERTY • BUSINESS ACCOMMODATION

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

(01482)  
393998

FOR SALE BY INFORMAL TENDER  
GUIDE PRICE £110,000

39 Darwin Road,  
Bridlington, YO16 6HZ



CLOSING DATE FOR RECEIPT OF OFFERS - 12 NOON WEDNESDAY, 17 JULY 2024

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING  
OF YORKSHIRE COUNCIL

## THE PROPERTY

An opportunity to acquire a two-bedroomed, semi-detached bungalow in a popular residential location, requiring repair and modernisation. Accommodation comprises lounge, kitchen, bathroom and two bedrooms, all to the ground floor. The property benefits from gas central heating.

Externally, the property has a grassed front garden, a dropped kerb with tarmacked side driveway and grassed rear garden.

## LOCATION

Bridlington is a large coastal town, approximately twenty miles north of Hull, and has recently been the subject of a scheme of regeneration. The town has both national supermarket chains and a wealth of independent retailers. Internationally renowned acts are attracted to the Bridlington Spa, whilst the Leisure Centre and award-winning beaches provide plenty more in terms of entertainment.

Darwin Road is situated in the north of Bridlington, less than a ten-minute drive from the town centre and railway station and under a mile from North Beach.

## ACCOMMODATION

### Hallway

- Entrance door; loft hatch.

### Lounge

3.32m x 5.25m

- Double glazed window to front elevation, radiator, electric fire.

### Kitchen

2.87m x 2.66m

- Double glazed window to front elevation, wall and base kitchen units.

### Bathroom

1.90m x 1.65m

- Double-glazed frosted window to side elevation, royal blue bathroom suite, part tiled walls, tiled floor.

### Master Bedroom

3.50m x 3.31m

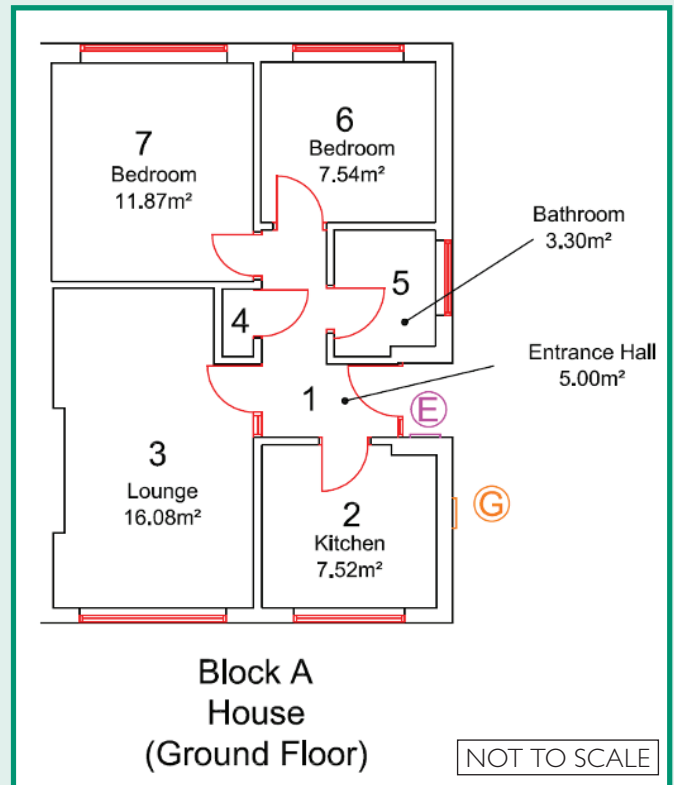
- Double-glazed window to rear elevation, radiator.

### Bedroom 2

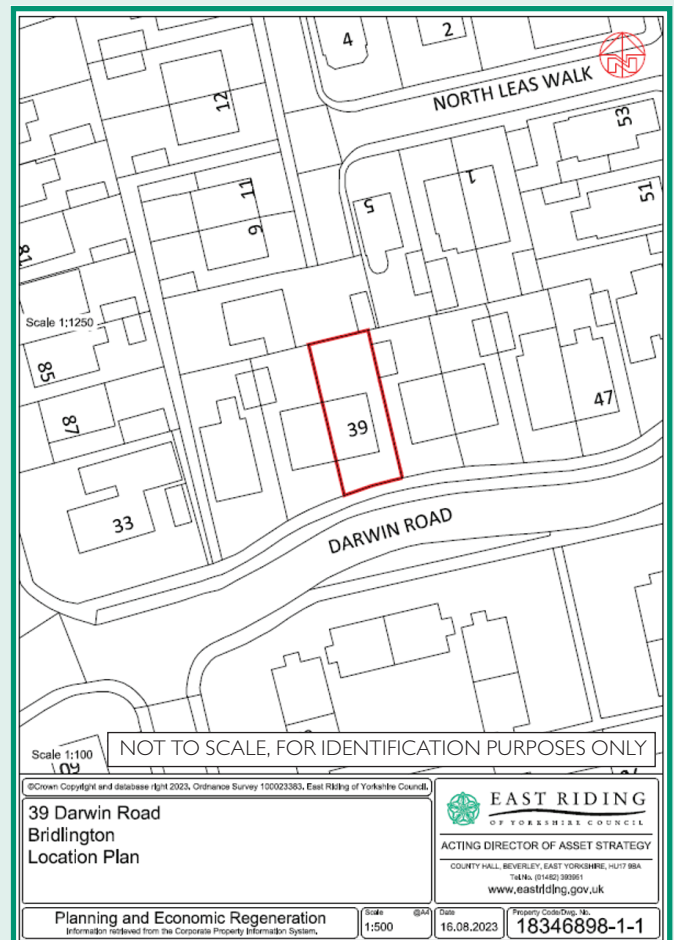
2.87m x 2.63m

- Double-glazed window to rear elevation, radiator.

## FLOORPLAN



## LOCATION





PHOTOGRAPHS





## TENURE

The council owns the Freehold Title to the property (as shown edged red on the Location Plan) which is registered at HM Land Registry under Title Number HS58346.

## COUNCIL TAX

The Property has been assessed for Council Tax purposes and is in Band B. This should be confirmed by personal enquiry, available on [voa.gov.uk](http://voa.gov.uk)

The Buyer will be responsible for Council Tax on completion of the sale.

## SELLER'S COSTS

The Buyer will be required to contribute £3,500.00 (three thousand five hundred pounds) towards the Seller's costs in connection with the sale of the Property.

## UTILITIES, SERVICES AND HEATING

It is believed that mains gas, electricity and water supplies are available together with connection to the mains drainage system.

A boiler located in the loft space supplies gas central heating. Additionally, there is an electric fire in the lounge. The heating systems have not been tested.

Interested parties are advised to make their own enquiries with regard to the location, availability and safety of utilities, services and heating.

## BROADBAND AND MOBILE SERVICE

The Property does not currently have an internet connection, however FTTC (fibre to the cabinet) is understood to be available.

The Property is covered by four of the main mobile service providers and has limited coverage internally and likely coverage outdoors.

The Buyer should make their own enquiries to establish whether the broadband and mobile services available to the Property satisfy their requirements: [openreach.com](http://openreach.com)

[checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## PARKING

The property has parking on a side driveway.

## BUILDING SAFETY

There are no known building safety concerns.

A survey of condition has not been undertaken and the Buyer is advised to undertake their own investigations regarding the safety of the building.

## PROPOSED USE AND DEVELOPMENT

The Buyer will be responsible at their own expense for obtaining any planning and other consents necessary in connection with their proposed use and/or development of the Property.

Interested parties should make their own enquiries, and consider submission of a Pre-Planning Application, to confirm that any proposed development would be suitable for the Property: [eastriding.gov.uk/planning-permission-and-building-control](http://eastriding.gov.uk/planning-permission-and-building-control)

## BACKGROUND

39 Darwin Road, Bridlington, was identified by the council's Private Sector Housing team as a property which has been empty for a number of years. The Council's Empty Homes Strategy aims to identify and bring back into useful occupation such properties, in order to make best use of the region's housing stock.

The Property was acquired by the Council with the purpose of ensuring that it is modernised and brought back into residential use.

In accordance with the Council's Empty Homes Policy, the property is offered for sale on the condition that it is returned to residential use. The Buyer may:

1. Occupy the property themselves.
2. Lease the property on the private rental market.
3. Modernise and re-sell the property.

## PRE-EMPTION AGREEMENT

On completion of the Sale the Buyer will enter into a Pre-emption Agreement which will provide a pre-emption period of eighteen (18) months commencing six (6) months after the date of contractual completion. This will give the Council the right to buy the Property back at its current market value (less costs), should the Property not be returned to residential occupation within two (2) years of the Sale completing.

## RIGHTS AND RESTRICTIONS

The Property is sold with the benefit of all accustomed or granted rights of way, water, support, drainage, electricity supplies, light or other easements or quasi easements and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water, gas and other pipes, whether shown on the plan or indicated in these Particulars or not and without any obligations to define the same respectively.

## PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

There is no record of any outstanding Planning Applications relating to properties on Darwin Road, Bridlington, at the Date of Publish.

Buyers should make their own enquiries to ensure any planned local developments will not affect their proposed use of the Property: [newplanningaccess.eastriding.gov.uk](http://newplanningaccess.eastriding.gov.uk)

## FLOOD AND EROSION RISK

The Property is understood to be at medium risk of surface water flooding and very low risk of flooding from rivers and the sea.

Medium risk means that the area has a chance of flooding of between 1% and 3.3% each year.

Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Further information is available via the Government's Long Term Flood Risk Service: [check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)

## PROPERTY ACCESSIBILITY AND ADAPTATIONS

The property has no accessibility adaptations.

## COALFIELD OR MINING AREA

The property is not believed to lie within a mining area.

Buyers should make further enquiries with The Coal Authority and British Geological Survey's mining plans:

[groundstability.com/public/web/home.xhtml](http://groundstability.com/public/web/home.xhtml)

[bgs.ac.uk/information-hub/scanned-records/mining-plans-2](http://bgs.ac.uk/information-hub/scanned-records/mining-plans-2)

## ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with an Energy Efficiency Rating of 'D'.

The full energy performance report, including recommendations for improvement, is available to view at: [eastriding.gov.uk/propertysearch](http://eastriding.gov.uk/propertysearch)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## GUIDE PRICE

A guide price is provided for general information and marketing purposes only. The Property is to be sold in accordance with the tender process and bids are welcomed on that basis. The Seller is happy to accommodate viewings for professional advisors should interested parties wish to seek independent valuation advice.

## TENDER PROCESS

The Property is for sale by informal tender.

Tenders must be submitted in strict accordance with the Council's procedure which is set out in Bidding Form and Procedure addended to these Particulars.

## VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Valuation and Estates:

☎ (01482) 393998

Sophie Barker @ [sophie.barker@eastriding.gov.uk](mailto:sophie.barker@eastriding.gov.uk)

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

📍 [eastriding.gov.uk/propertysearch](http://eastriding.gov.uk/propertysearch)

## NOTES

1. Measurements and areas (where given) are approximate.
2. The seller has not tested any of the property's service installations or appliances. Prospective buyers should arrange for a qualified person to check these before entering into any agreement.

## DATE OF PUBLISH: 30 MAY 2024 VERSION 1

The Seller makes no warranty as to the accuracy of the information supplied by third party providers.

All details are understood to be correct as of the time of publishing. Further versions of these Particulars may be published should any material information within be found to have changed.

The Buyer is responsible for ensuring they have the latest version of the Particulars and satisfying their own enquiries.

## IMPORTANT NOTICE

Due to the condition of the Property, access to some areas may be restricted. Children and pets will not be permitted to attend viewings.

## BIDDING FORM AND PROCEDURE

### 39 Darwin Road, Bridlington YO16 6HZ

1. **All bids must be submitted on The Bid Form** comprising pages 7 and 8 of this document and must be sent or delivered to **Sophie Barker**, Valuation and Estates Service, County Hall, Beverley, East Riding of Yorkshire, HUI7 9BA so as to be received **before 12 noon on Wednesday, 17 July 2024**.
2. **All bids must be submitted in an envelope addressed using the address label provided here on page 9 of this document**, (endorsed "Bid Form for the purchase of 39 Darwin Road, Bridlington YO16 4HZ") **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 5.00pm 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.



**THE BID FORM**

**39 Darwin Road, Bridlington YO16 6HZ (“the Property”)**

BEST AND FINAL BIDS SHOULD BE SUBMITTED AND RETURNED BY POST OR BY HAND IN ACCORDANCE WITH THE BIDDING PROCEDURE OUTLINED ABOVE.

**NAME** .....

**ADDRESS:**

.....

.....

**EMAIL** .....

**I/WE ARE PREPARED TO PAY THE FOLLOWING SUM IN RESPECT OF THE FREEHOLD INTEREST OF 39 DARWIN ROAD, BRIDLINGTON YO16 6HZ.**

<b>THOUSANDS</b>	<b>HUNDREDS</b>	<b>TENS</b>	<b>UNITS</b>
------------------	-----------------	-------------	--------------

<b>£</b> .....	.....	.....	.....
----------------	-------	-------	-------

**BEING (STATE IN WORDS)** .....

IN ADDITION, A FURTHER £3,500 (THREE THOUSAND AND FIVE HUNDRED POUNDS) AS A CONTRIBUTION TOWARDS THE SELLER'S COSTS WILL BE PAYABLE ON ACCEPTANCE OF THIS TENDER.

**I / WE UNDERSTAND THE PURPOSE OF THE COUNCIL'S ACQUISITION OF THE PROPERTY WAS OF SEEING IT RE-OCCUPIED AND MY INTENTIONS TO THIS EFFECT ARE:**

.....

.....

.....



**EAST RIDING**

OF YORKSHIRE COUNCIL

SIGNED .....  
(Tenderer's signature)

IN THE PRESENCE OF

SIGN NAME .....

CLEARLY PRINT NAME .....

ADDRESS .....

DATED THIS .....;.....DAY OF .....2024

MY / OUR SOLICITORS ARE

.....

.....



**EAST RIDING**  
OF YORKSHIRE COUNCIL



THE RETURN LABEL

Your offer containing all 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 FORM FOR THE PURCHASE OF:

39 Darwin Road  
Bridlington  
YO16 6HZ

FAO Sophie Barker

CLOSING DATE: 12 NOON WEDNESDAY, 17 JULY 2024

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

RECEIVED ON.....2024 AT .....AM/PM BY.....

TO: THE CHIEF EXECUTIVE  
EAST RIDING OF YORKSHIRE COUNCIL  
COUNTY HALL, CROSS STREET  
BEVERLEY  
EAST RIDING OF YORKSHIRE  
HU17 9BA