

LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)
393998

FOR SALE BY INFORMAL TENDER
GUIDE PRICE £75,000

3 Back Lane, Seaton
Hull, HU11 5SG



CLOSING DATE FOR RECEIPT OF OFFERS - 12 NOON WEDNESDAY, 4 SEPTEMBER 2024

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

THE PROPERTY

An opportunity to acquire a two bedroomed, end-terrace cottage of traditional brick construction in Seaton. The Property comprises of lounge, kitchen and bathroom to the ground floor, with two bedrooms to the first floor, and requires modernisation throughout.

The Property fronts directly onto the public highway and to the rear benefits from a small courtyard and separate garden.

The Freehold Title includes the route coloured green on the attached plan which is subject to associated Rights of Way.

LOCATION

Seaton is a village approximately 2.5 miles west of Hornsea and 10 miles east of Beverley. The village benefits from amenities typical of a village of its size, including a petrol station, shop and public house. Back Lane lies to the north of the village, with field views from the front of the Property.

ACCOMMODATION

Ground Floor

Living Room

3.5m x 4m

- UPVC entrance door, UPVC double-glazed window to front elevation, electric fireplace. Radiator.

Kitchen

2.7m x 2.5m

- Single-glazed wooden rear door/porch to rear elevation, wall and base units, steel sink. Understairs cupboard containing electricity meter and fuseboard. Stairs to first floor.

Bathroom

- Off kitchen. Bath, WC and ceramic pedestal sink.

First floor

Landing

- Stairs from ground floor and loft access.

Front Bedroom

3.5m x 4.1m

- UPVC double glazed window to front elevation. Radiator.

Rear Bedroom

2.5m x 2.8m

- Double glazed UPVC window to rear elevation. Radiator.

Box Room (off rear bedroom)

2.1m x 1.7m.

- Ideal Logic boiler serving GCH (untested). Radiator.

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 YEA60027.

COUNCIL TAX

The Property has been assessed for Council Tax purposes and is in Band A. This should be confirmed by personal enquiry, available on 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 three thousand five hundred pounds (£3,500) 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 to the property are available, together with connection to the mains drainage system.

A combi boiler supplies gas central heating. Additionally, there is an electric fire to the front living room. 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 FTTP (fibre to the premises) is available.

The Property is covered by three of the four main mobile service providers.

The Buyer should make their own enquiries to establish whether the broadband and mobile services available to the Property satisfy their requirements:

openreach.com

checker.ofcom.org.uk

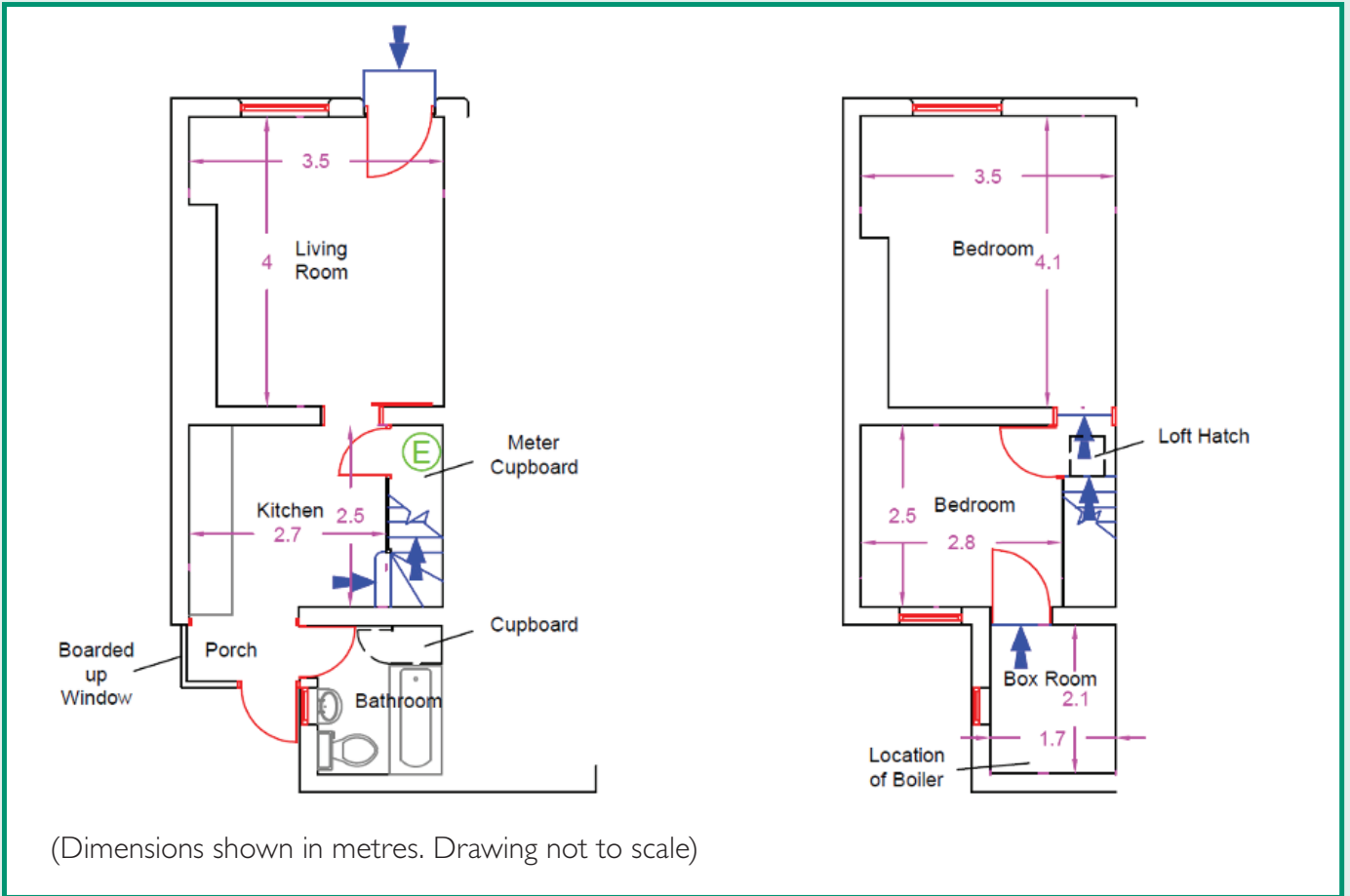
PARKING

The Property does not have parking.

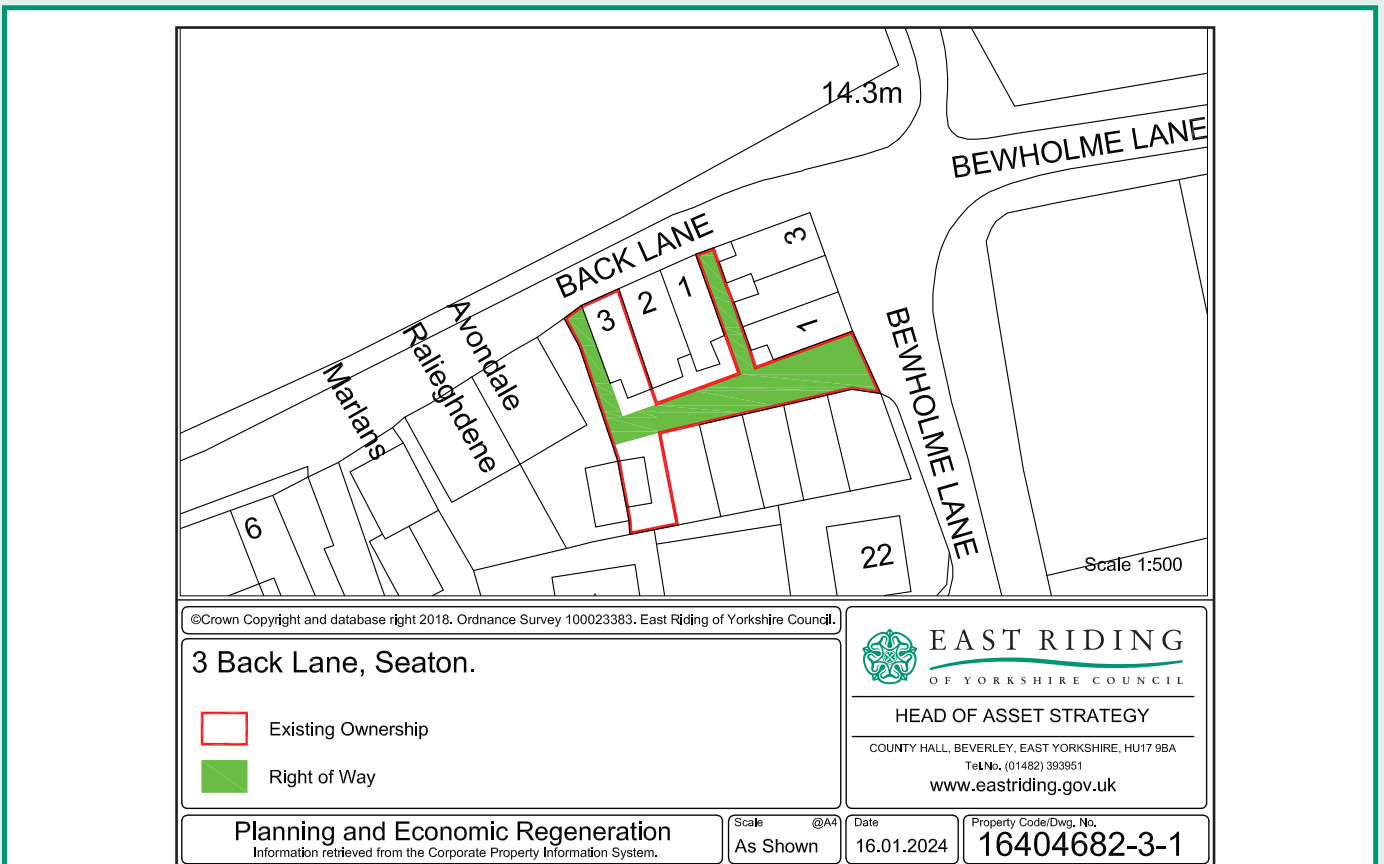
PHOTOGRAPHS



FLOOR PLAN



LOCATION PLAN



(Not to scale, for identification purposes only)

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

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.

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.

The Property is sold subject to existing rights of way, as shown coloured green on the site plan, in favour of 1, 2 and 3 Bewholme Lane and 1 and 2 Back Lane. Maintenance costs are to be split proportionately by those with a right of access.

LOCAL PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

There is no record of any current Planning Permissions regarding Back Lane, Seaton, 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

FLOOD AND EROSION RISK

The Property is understood to be at low risk of flooding. Further information is available via the Government's Long Term Flood Risk Service: 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

bgs.ac.uk/information-hub/scanned-records/mining-plans-2

WARRANTY

No warranty is given or implied as to the condition or suitability of the Property.

VAT

The seller will not charge VAT on this transaction.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 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 the Bidding Form and Procedure addended to these Particulars.

BID FORM, VIEWINGS AND FURTHER INFORMATION

For a copy of the Bid Form, further information or to arrange a viewing please contact Valuation and Estates:

☎ (01482) 393998

Sophie Barker @ sophie.barker@eastriding.gov.uk

Nina Mitchell @ nina.mitchell@eastriding.gov.uk

www.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: 26 JULY 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

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 of representations of fact. 3. Intending Purchasers(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.