

LAND • PROPERTY • BUSINESS ACCOMMODATION

www.eastriding.gov.uk/propertysearch

(01482)
393932

FOR SALE BY INFORMAL TENDER GUIDE PRICE £75,000

16 The Promenade, Withernsea HU19 2DP



- TWO BEDROOM MID-TERRACED PROPERTY
- SEAFRONT VIEWS

- REQUIRING MODERNISATION
- POPULAR SEASIDE LOCATION

CLOSING DATE 12 NOON WEDNESDAY, 5 FEBRUARY 2025

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

THE PROPERTY

An opportunity to acquire a two-bedroom mid-terrace property located in a seafront location in the coastal town of Withernsea.

The property is in a habitable condition, however, it would benefit from a degree of modernisation throughout to restore the property to its full potential.

The ground floor comprises a reception room and kitchen area. The first floor has two bedrooms and a family bathroom.

The property also benefits from a gas central heating system and has a rear courtyard which extends to a rear pedestrian access, leading to Bannister Street.

LOCATION

Situated on the North Sea coastline, South Holderness, East Riding of Yorkshire, the coastal resort of Withernsea. Accessible via the A1033 and B1363 roads, Withernsea offers convenient connections to neighbouring settlements and the city of Kingston-Upon-Hull.

The Subject Property, positioned along The Promenade, offers direct access to the beachfront and stunning sea views. Its location also provides easy access to local amenities including schools, healthcare and leisure facilities.



PLAN NOT TO SCALE

TENURE

The Council owns the Freehold Title to the property (as shown in edged red on the plan) under Title Number YEA60676.

The property will be conveyed with vacant possession on completion.

ACCOMMODATION

A two-bedroom mid-terraced property of brick construction with a pitched slate covered roof.

The accommodation comprises:

GROUND FLOOR

Entrance Hall

- A small entrance porch with tiled floor covering, UPVC door, leading to carpeted stairs with a banister.

Lounge

5.0m x 3.0m

Double-glazed bay window to the front elevation, carpeted floor covering and radiator.

Kitchen

3.4m x 3.4m

- Wall and base units, worktop counters, vinyl floor covering, sink, boiler and double-glazed window to the rear elevation.

FIRST FLOOR

Landing

- Carpeted stairs, landing and radiator.

Bedroom One

4.3m x 3.0m

- Double-glazed window to the front elevation, carpet floor covering, radiator and walk-in store/wardrobe (0.88m x 0.86m).

Bedroom Two

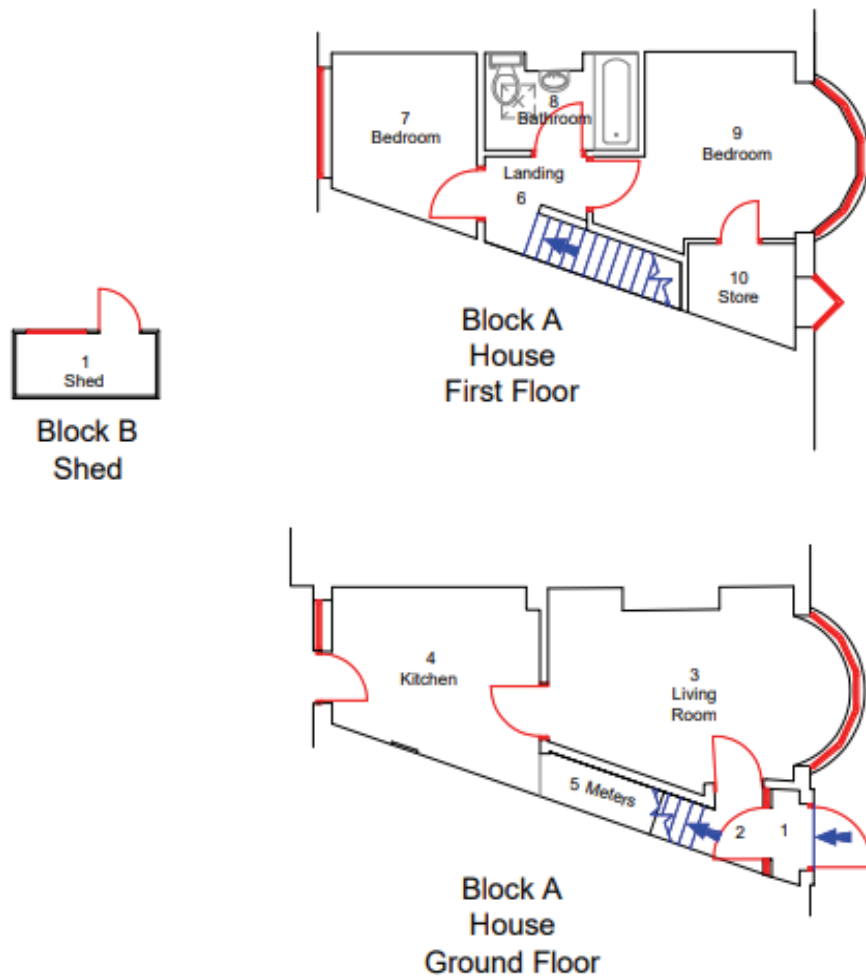
2.4m x 3.0m

- Double-glazed window to the rear elevation, carpeted floor covering and radiator.

Bathroom

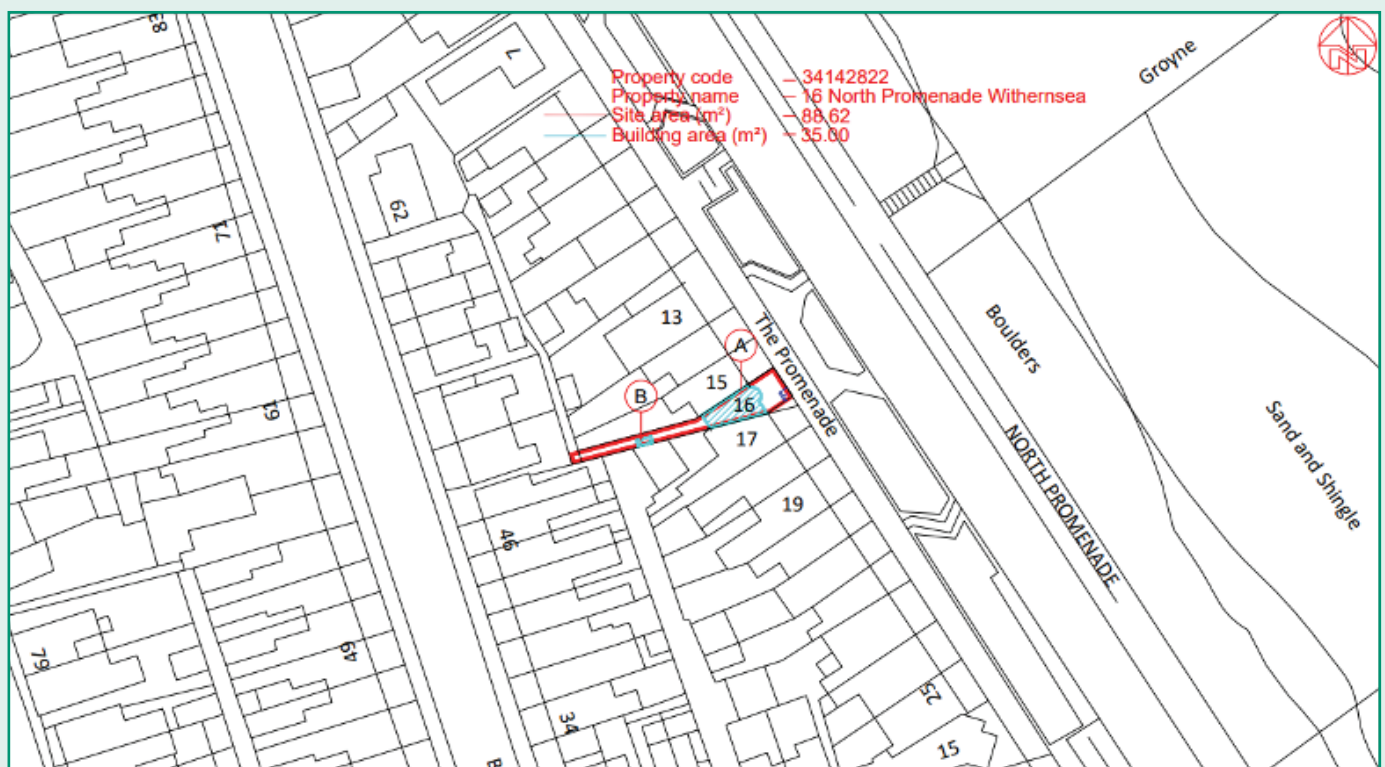
- Hand basin, toilet, bath, radiator and loft access.

FLOOR PLAN



PLAN NOT TO SCALE

SITE PLAN



PLAN NOT TO SCALE

PHOTOGRAPHS



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 these and other costs following completion of the sale.

SELLER'S COSTS

The buyer will be required to make a contribution of £3,500 towards the seller's costs in connection with the sale of the property.

UTILITIES

It is believed that the property has a connection to mains electricity, gas and water supplies together with a connection to the mains drainage system.

Interested parties should satisfy themselves with regard to the existence, location, availability and suitability of these services.

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 two 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 satisfies their requirements:

openreach.com
checker.ofcom.org.uk

PARKING

On street parking is available in the vicinity.

PROPOSED USE AND DEVELOPMENT

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

LOCAL PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

There is no record of any current Planning Permissions regarding The Promenade, Withernsea 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 located in flood zone which has a high risk of flooding from the sea.

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

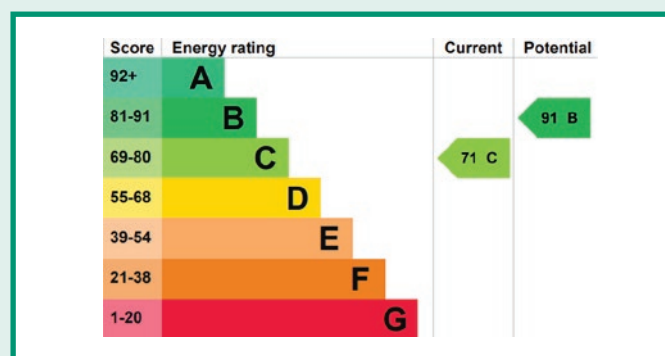
No VAT will be payable on this transaction.

WAYLEAVES, EASEMENTS AND RIGHT OF WAY

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.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with an Energy Efficiency Rating of 'C'. The full energy performance report, including recommendations for improvement, is attached as part of the tender dossier and available to view at: gov.uk/find-energy-certificate



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.

FURTHER INFORMATION AND VIEWINGS

For further information, or to request a tender pack or to arrange a viewing please contact Valuations and Estates.

Contact

Tilly Tyson

tilly.tyson@eastriding.gov.uk

(01482) 393934

and

Nina Mitchell

Nina.Mitchell@eastriding.gov.uk

(01482) 393931

NOTES

1. All measurements are approximate and should not be relied upon, where necessary potential bidders should take their own measurements.
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.
3. Details prepared October 2024.

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.

BIDDING FORM AND PROCEDURE

16 The Promenade, Withernsea HUI9 2DP

1. All bids must be submitted on The Bid Form comprising page B2 of this document and must be sent or delivered to Tilly Tyson, Valuation and Estates, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA so as to be **received before 12 noon on Wednesday, 5 February 2025.**
2. All bids must be submitted in an envelope addressed using the address label provided here as page B3 of this document, (endorsed "BID FORM FOR THE PURCHASE OF: 16 THE PROMENADE, WITHERNSEA HUI9 2DP) **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 5pm 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.



EAST RIDING
OF YORKSHIRE COUNCIL

THE BID FORM

Relating to 16 The Promenade, Withernsea HUI9 2DP ("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(S)

.....

ADDRESS:

.....

EMAIL

TEL

I/WE ARE PREPARED TO PAY THE FOLLOWING SUM IN RESPECT OF THE FREEHOLD INTEREST OF **16 THE PROMENADE, WITHERNSEA HUI9 2DP.**

THOUSANDS	HUNDREDS	TENS	UNITS
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£.....
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BEING (STATE IN WORDS)

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

SIGNED

.....

(Tenderer(s) signature(s))

IN THE PRESENCE OF

SIGN NAME

CLEARLY PRINT NAME

ADDRESS

DATED THIS DAY OF 2024

MY / OUR SOLICITORS ARE

.....

.....

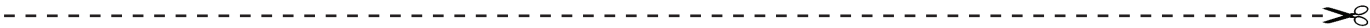


EAST RIDING
OF YORKSHIRE COUNCIL

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:
16 THE PROMENADE
WITHERNSEA
HUI9 2DP

FAO TILLY TYSON

CLOSING DATE: 12 NOON WEDNESDAY, 5 FEBRUARY 2025

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
HUI7 9BA