

LAND • PROPERTY • BUSINESS ACCOMMODATION

www.eastriding.gov.uk/propertysearch

(01482)
393998

FOR SALE BY INFORMAL TENDER GUIDE PRICE £125,000

43 South Sea Avenue,
Flamborough YO15 IBW



- TWO BEDROOM
SEMI-DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- REQUIRES MODERNISATION

CLOSING DATE FOR RECEIPT OF OFFERS - 12 NOON WEDNESDAY, 5 FEBRUARY 2025

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

LOCATION

South Sea Avenue is a quiet cul-de-sac within the sought-after coastal village of Flamborough. Accessible via the B1255, Flamborough offers convenient connections to neighbouring town of Bridlington which offers access to local amenities including schools, healthcare, and leisure facilities.



THE PROPERTY

An opportunity to acquire a two-bedroom semi-detached bungalow in the sought-after location of Flamborough.

The Property requires modernisation throughout to restore it to its full potential.

The bungalow comprises an entrance hall, reception room, kitchen, family bathroom and two well apportioned bedrooms. Externally, there are front and rear gardens, a garage and a side driveway with scenic views to the rear.

TENURE

The Council has acquired the Freehold Title to the Property (as shown in edged red on the plan). Land Registry application submitted.

The Property will be conveyed with vacant possession on completion.

ACCOMMODATION

Two Bedroom, Semi-Detached Bungalow, Sought after location Requires modernisation.

Entrance Hall

Part glazed timber entrance door suspended timber flooring, boiler store and loft hatch.

Lounge

5.2m x 3.3m

- Single-glazed bay window to the front elevation, suspended timber floor, electric fire with surround and radiator.

Kitchen

3.4m x 3.4m

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

Bedroom One

2.9m x 2.7m

- Single-glazed window to the front elevation, suspended timber floor and radiator.

Bedroom Two

3.6m x 3.3m

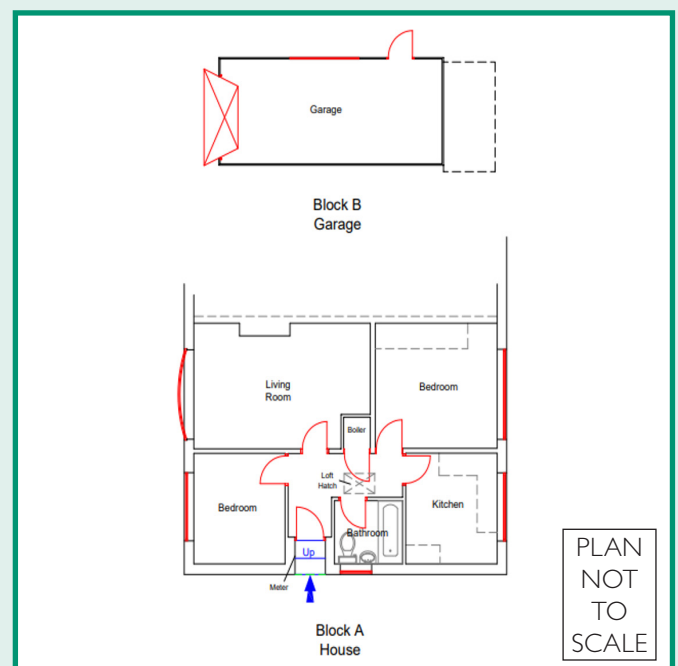
- Single-glazed window to the rear elevation, timber suspended floor and radiator.

Bathroom

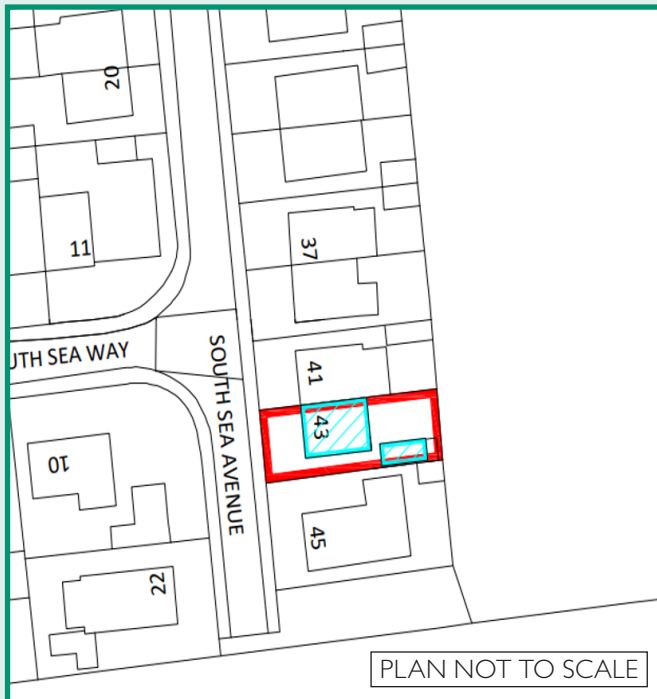
2m x 1.7m

- Hand basin, toilet, bath, timber suspended floor, radiator.

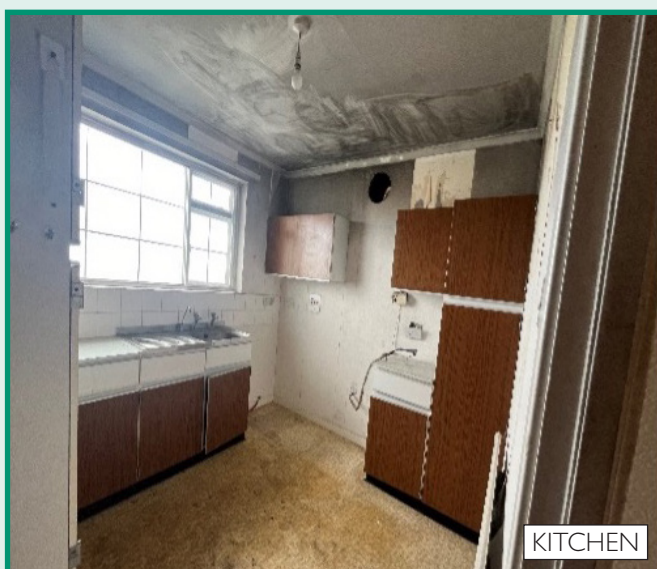
FLOOR PLAN



SITE PLAN



PHOTOGRAPHS



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:

 www.voa.gov.uk

The Buyer will be responsible for these and other costs from exchange of contract.

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 the Property has a connection to mains electricity and water supplies together with a connection to the mains drainage system.

It is understood that the redundant heating system was previously oil fired. The oil storage tank has since been removed from the Property.


Interested parties should satisfy themselves with regard to the existence, location, availability and suitability of 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 satisfy their requirements:

 openreach.com

 checker.ofcom.org.uk

PARKING

The Property benefits from a side driveway and single garage, providing off road parking for several cars.

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

BACKGROUND

43 South Sea Avenue, Flamborough, 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.

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 Southsea Avenue, Flamborough 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 low risk of flooding from surface water, rivers and 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 plan:

🔗 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.

WAYLEAVES, EASEMENTS AND RIGHT OF WAY

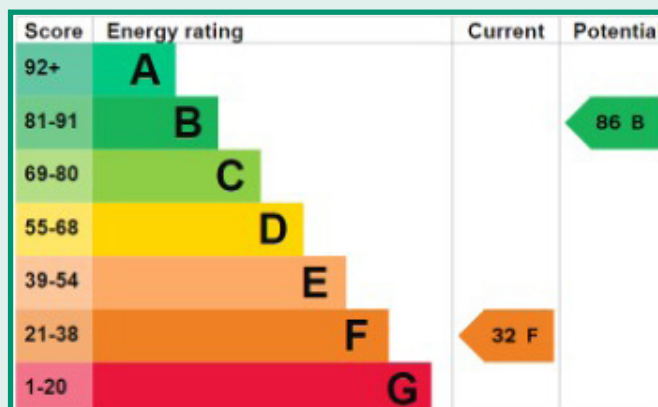
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ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed with an Energy Efficiency Rating of **F**.

The full energy performance report, including recommendations for improvement, is available to view at:

🔗 eastriding.gov.uk/propertysearch



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, to request a bidding form, or to arrange a viewing please contact Valuations and Estates:

Tilly Tyson

@ tilly.tyson@eastriding.gov.uk

☎ (01482) 393934

Nina Mitchell

@ nina.mitchell@eastriding.gov.uk

☎ (01482) 393931

🖱 www.eastriding.gov.uk/propertysearch

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 December 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

43 South Sea Avenue, Flamborough YO15 1BW

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: 43 South Sea Avenue, Flamborough YO15 1BW) 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 43 South Sea Avenue, Flamborough YO15 1BW ("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

**I/WE ARE PREPARED TO PAY THE FOLLOWING SUM IN RESPECT OF THE FREEHOLD
INTEREST OF 43 SOUTH SEA AVENUE, FLAMBOROUGH YO15 1BW.**

THOUSANDS	HUNDREDS	TENS	UNITS
£.....

BEING (STATE IN WORDS)

THE DEPOSIT OF 10% OF THE PURCHASE PRICE BEING DUE ON EXCHANGE OF
CONTRACTS. 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:
43 SOUTH SEA AVENUE,
FLAMBOROUGH YO15 1BW

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
HU17 9BA