

16.534 acres or thereabouts just south of Hornsea



ARABLE LAND

BEACH AND ROAD FRONTAGE

POSSIBLE LEISURE POTENTIAL

CLOSE TO HORNSEA

**GUIDE PRICE: Offers over £100,000
(£6,048 per acre)**

Viewing: At any reasonable hour

Enquiries: pb@ullyotts.co.uk

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Location

Located about 1½ miles south of the centre of Hornsea and a few hundred metres from the edge of Hornsea and Hornsea Golf Club on the east side of Mappleton Road (B1242) Rolston, Hornsea, East Yorkshire, HU18 1XP (what 3 words -list:scrapping:satellite)



Mode of sale. Private treaty

Guide Price. Offers over £100,000 (£6048 per acre)

Area. The land extends to 6.691 ha or 16.534 acres which areas based upon a recent GPS survey.

Description. A parcel of arable agricultural land with extensive frontage to Mappleton Road (B1242) and return frontage to Rolston Sands and the beach. The land may have some possible leisure use potential.

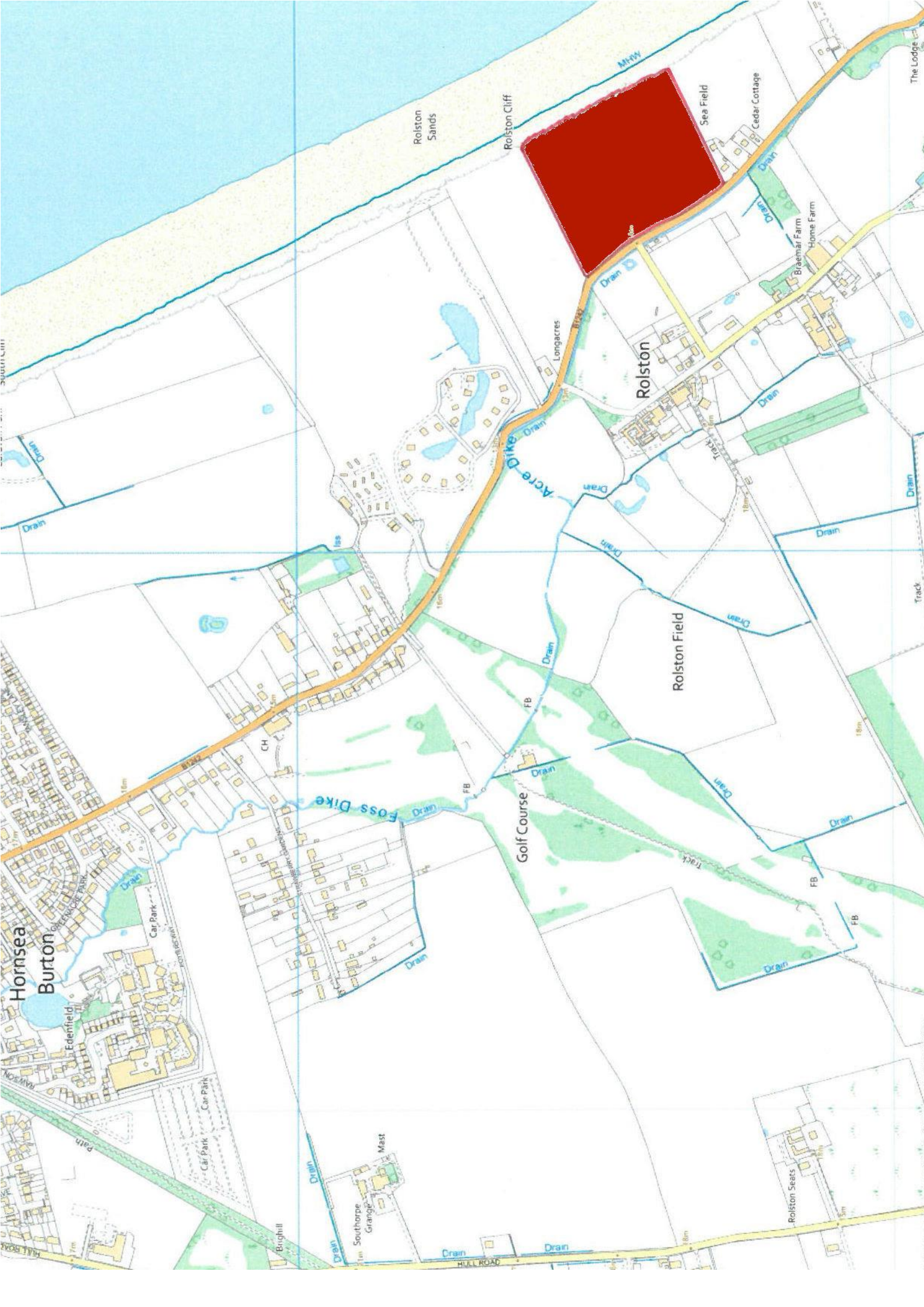
General remarks. The land is not within a Nitrate Vulnerable Zone or Drainage Board Area.

The land is shown as Grade 3 on Agricultural Land Classification Plan 99 and is within the Holderness Land Association as defined by the Soil Survey of England and Wales. The association is described as good arable land, well suited to continuous cereal growing and also capable of growing grass and brassicas.

No environmental or other schemes have been identified affecting the land.

No Basic Payment Scheme entitlements are included.

Tenure. Freehold. The land is registered under Land Registry title numbers YEA28245 and YEA97462. The seller's entitlement to the sporting rights, mineral and timber rights are included in the sale.



Red shaded area

Hornsea
Burton

Rolston
Sands

Rolston
Cliff

Rolston

Rolston
Field

Golf
Course

Sea
Field

Cedar
Cottage

Braemar
Farm

Home
Farm

Rolston
Seats

Foss
Dike

Acre
Drain

Longacres

Ridge

Bright
Hill

Southorpe
Granary

Mast

HULL
ROAD

MHW

The
Lodge

Track

Track

Track

Planning. The local planning authorities East Riding of Yorkshire Council. The local plan is East Riding Local Plan adopted during 2016. A relevant plan policy is ENV6. The following are extracts from that policy and Table 11.

“Within the CCMA proposals will be supported where it:

1. Can be demonstrated that an appropriate temporary development, such as those included in Table 11, will contribute to the local economy and/or help to improve the East Riding's tourism offer.

Table 11 - Guide to appropriate development within the CCMA Timeframe Examples of Appropriate Temporary Development to cliff edge Present to Development within this zone will be strictly limited and temporary uses.....this zone may be considered suitable for use for new and existing caravan parks, however, this should be linked to an agreed planned approach for adapting to coastal change in the future.

Other examples of potential uses include the following:

*Assigning areas as touring pitches to remove hard development needed to support static caravans;
Temporary car parking;*

The most seaward portion of this zone would exclude all development and temporary uses to provide a safe buffer from the impacts of coastal erosion. The extent of the exclusion buffer would be based on the coastal monitoring data, and advice on proposals should be sought from the Council's Flood and Coastal Erosion Risk Management Team.”

Vacant possession. Vacant possession will be given on completion.

VAT. The seller has not elected to tax and no VAT will be payable on the sale price.

Disclaimer. The selling agents are not authorised to make or give any representations or warranties in relating to the property, either here or elsewhere, either on their own behalf or on behalf of the seller or other statements or representations of fact.

Any areas, measurements or distances are approximate only. No responsibility is assumed for any statements that may be made in these sales particulars which do not form part of any offer or contract and must not be relied upon as being accurate. The text, photographs and plans are for guidance only and are not necessarily comprehensive, nor should it be assumed that the property has all the necessary planning, building regulation or other consents.

Services have not been tested and buyers must satisfy themselves by inspection or otherwise.

The seller is not aware of the land, or any part or parts thereof, having been filled with any contaminated matter referred to in the Environmental Protection Act 1990 or otherwise and gives no warranty or guarantee in respect thereof and advises that all interested parties should make and rely upon their own investigations and enquiries.

Reference to the property or any of its facilities shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function or use and prospective buyers should satisfy themselves by inspection or otherwise as to the fitness and suitability.

Viewing. The land may be viewed at any reasonable hour.



