

LAND & GRAIN STORE AT FLAMBOROUGH

BRIDLINGTON, EAST YORKSHIRE

CUNDALLS
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savills



Lots 3 & 4

LAND & GRAIN STORE AT FLAMBOROUGH

BRIDLINGTON, EAST YORKSHIRE, YO15 1AS

HIGH QUALITY ARABLE LAND AND BUILDING WITH LEISURE DEVELOPMENT OPPORTUNITIES

392 acres free draining predominantly arable land in a ring fence block

4,250sq.ft modern grain store providing 800 tonnes of grain storage

Planning consent pending for a leisure development comprising 12 glamping pods in a secluded wooded valley area

Possible further leisure or residential development opportunities subject to necessary consents

Possible potential for development of farmstead and further buildings subject to necessary consents

A further 254 acres of arable and grassland situated with 3 miles at Buckton, available by separate negotiation

FOR SALE AS A WHOLE OR IN UP TO FOUR LOTS

LOT 1: 280.83 acres arable land and grain store

LOT 2: 36.33 acres arable land with road frontage

LOT 3: 46.58 acres edge of village arable land with development potential

LOT 4: 28.76 acres of predominantly grass dale and woodland with planning consent pending for 12 glamping pods

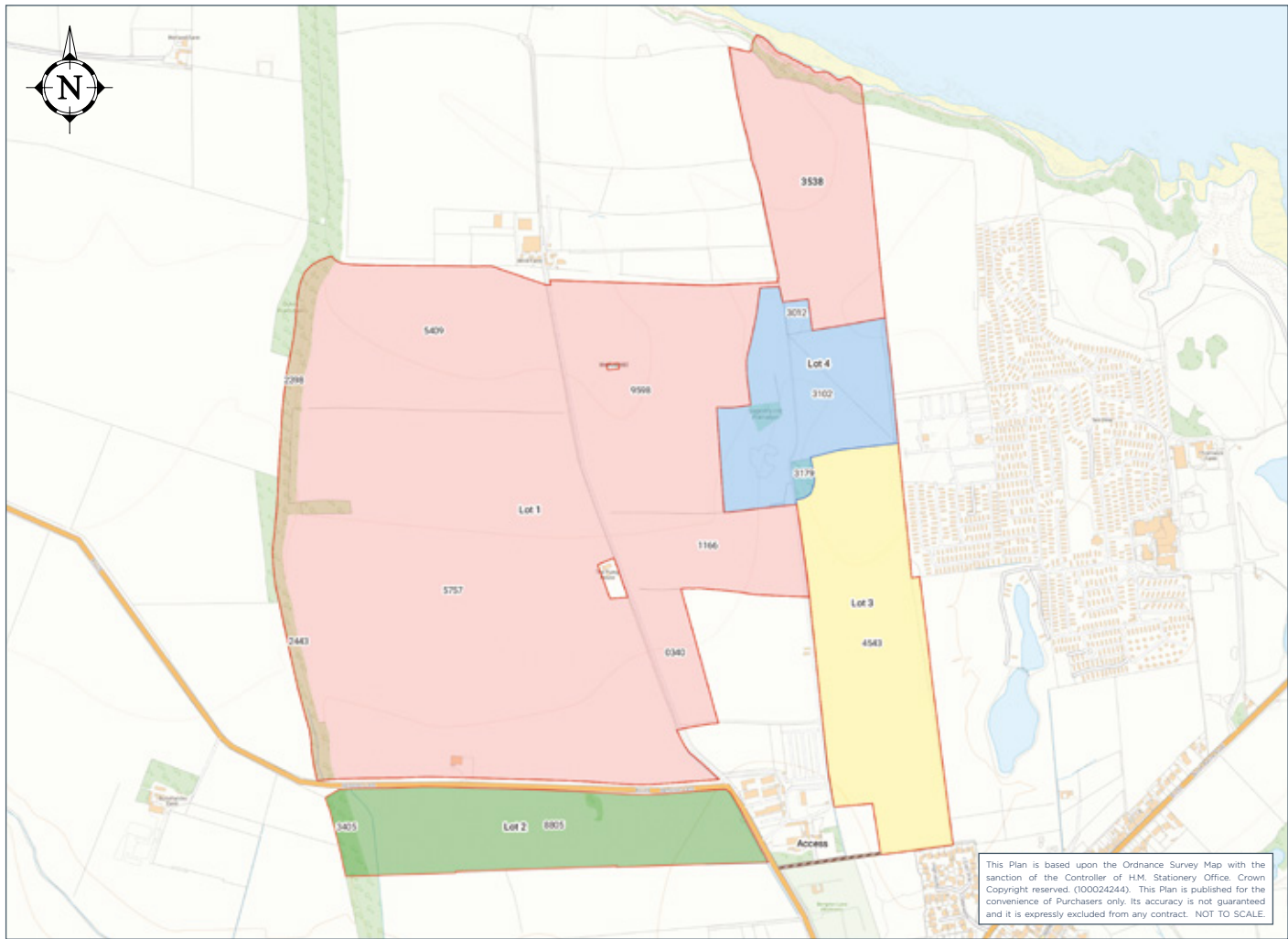
GUIDE PRICE AS A WHOLE: £3,850,000



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DESCRIPTION

A productive parcel of 392 acres of predominantly free draining, high quality arable land with a superb modern 800 tonne grain store. There is a secluded and sheltered grass dale and wooded area with planning consent for 12 glamping units. South of this the land adjoins the edge of Flamborough village and the adjacent leisure sites offering development potential, subject to consents. The land is situated in an attractive coastal location within 1 mile of Flamborough village.

In all there is about 349 acres of arable land which comprises free draining soils capable of producing high yielding arable and root crops. There is 27 acres of permanent pasture

which is situated in an attractive wooded valley flanked by woodland shelterbelts. This area has the benefit of pending planning consent for a leisure development in the form of 12 glamping pods.

The land has the benefit of good road frontage and access from various points. The land gently undulates and is free draining, with the majority of the land comprising large open fields suitable for modern farm machinery.

The Property benefits from a modern grain store constructed in the last 10 years which has direct access and frontage onto Bempton Lane. The building has capacity for about 800

tonnes of grain and extends to about 394 sq m (4,250 sq ft). It is of steel portal frame construction with double concrete grain walling with profile cladding to the elevations beneath a fibre cement roof. It has a solid concrete floor and is accessed via a roller shutter door and pedestrian doorway from a useful hardcore yard.

Part of the land is situated immediately adjacent to the north of residential properties within Flamborough and adjacent to existing caravan sites. The land may offer residential or leisure development potential, subject to the necessary consents.



Lot	Field Name	Field No.	Total Area (ha)	Total Area (ac)	Crop 2020	Crop 2021	Crop 2022	Crop 2023	Crop 2024
1		2443	2.13	5.27	Woodland	Woodland	Woodland	Woodland	Woodland
	Danes Dyke Side	5757	53.19	131.44	Winter Wheat	Winter Wheat	Spring Beans	Winter Wheat	Winter Wheat & Winter Barley
	Penny Hill	Pt 0340	3.09	7.64	Spring Barley	Potatoes Maincrop	Winter Barley	Winter Oilseed Rape	Winter Wheat
	Six Penny Hill	1166	6.93	17.12	Winter Oilseed Rape	Winter Wheat	Winter Wheat	Winter Oilseed Rape	Winter Wheat
	Top Wold	5409	15.49	38.27	Winter Wheat	Winter Wheat	Winter Wheat	Winter Wheat	Winter Wheat
		2398	2.23	5.50	Woodland	Woodland	Woodland	Woodland	Woodland
	Tank Field	Pt 9598	15.29	37.78	Winter Oilseed Rape	Winter Wheat	Winter Barley	Winter Oilseed Rape	Winter Wheat
	Cliff Top	Pt 3538	12.08	29.85	Winter Wheat	Potatoes Maincrop	Winter Wheat	Winter Wheat	Winter Wheat
	Tank Field	Pt 3102	2.22	5.49	Winter Oilseed Rape	Winter Wheat	Winter Barley	Winter Oilseed Rape	Winter Wheat
		Cliff	1.00	2.47	Cliff				
	TOTAL	113.65	280.83						
2	Horse Grass	8805	13.88	34.29	Spring Barley	Winter Wheat	Winter Barley	Winter Oilseed Rape	Winter Wheat
		3405	0.82	2.04	Woodland	Woodland	Woodland	Woodland	Woodland
	TOTAL	14.70	36.33						
3	Rotherhams	4543	18.85	46.58	Potatoes	Winter Wheat	Winter Barley	Winter Oilseed Rape	Winter Wheat
	TOTAL	18.85	46.58						
4	Tank Field	3179	0.33	0.81	Woodland	Woodland	Woodland	Woodland	Woodland
	Tank Field	Pt 3102	10.94	27.03	Grass	Grass	Grass	Grass	Grass
	Tank Field	3012	0.25	0.62	Scrub				
	Tank Field	Pt 3538	0.12	0.30	Winter Wheat	Potatoes Maincrop	Winter Wheat	Winter Wheat	Winter Wheat
	TOTAL	11.64	28.76						
GRAND TOTAL			158.84	392.49					



LOCATION AND SITUATION

The land is situated to the immediate north of Flamborough village with access off Bempton Lane (B1229). Flamborough is a rural east coast village situated approximately 4 miles north east of Bridlington. There is a basic range of services including primary school, post office, shops and public houses, a larger selection of services are available in the seaside town of Bridlington.

The property is located in a popular tourist area with a number of lodge parks closeby. Bempton Cliffs is a nationally renowned wildlife/bird watching site. The Cleveland Way is a National Walking Trail which passes through the land on the cliff top.

The popular seaside resort of Bridlington is approximately 4 miles to the north, and Scarborough 15 miles to the south. A full range of services and amenities including primary and secondary schools, sporting and leisure facilities, shops and restaurants can be found at Bridlington.

GENERAL REMARKS AND STIPULATIONS

Tenure

The freehold of the land is offered for sale with vacant possession on completion. The vendor currently operates a contract farming arrangement with a local farmer, who would have an interest in continuing an ongoing relationship with the purchaser, either on a contract farming arrangement or farm business tenancy. The grassland areas are occupied by third parties on short term annual agreements.

Wayleaves, Easements & Rights of Way

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. A footpath crosses over part of the land to the north of Lot 1 and west of Lots 1, 3 and 4. We understand that Wold Farm has a right of way over the central access road. We understand there is an electric wayleave over the land. If the land is sold as lots, Lot 4 will be granted a right of access over Lot 1. Lot 3 benefits from a right of way over the adjacent property, The Grange, to access the south of the field.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Registry, the seller has claimed and will retain the 2024 Basic Payment (BPS) and any subsequent payments based on previous entitlements and historical claims. The purchaser will indemnify the vendor against any non-compliance from the date of completion.

Land Classification

The land is classed as Grade 3 on the Agricultural Land Classification Map

Soil Type

The soils belong to the Burlingham 2 series described as "deep fine loamy soils with slowly permeable sub soils".

Environmental Stewardship

The land forms part of a Higher Tier Countryside Stewardship Agreement, with only buffer stripes on uncultivated land entered over Lots 1 & 2. The apportioned annual payment is £289.46. This agreement expires 31/12/2026. The vendor will seek to transfer the agreements and the purchaser(s) will undertake to comply with scheme rules for the remainder of the term.

Planning

Part of the land has planning consent pending for 12 glamping pods under application 22/02551/PLF. Planning is likely to be granted once a section 100 agreement is in place.

Designations

The land lies within a Nitrate Vulnerable Zone (NVZ). The extreme north of Lot 1 forms part of Flamborough Head Site of Special Scientific Interest. The woodland on the western boundary of Lots 1 and 2 is part of Danes' Dyke Scheduled Monument.

Sporting & Timber

All sporting and timber rights shall be included in the sale in so far as they are owned.

Mineral Rights

All mineral rights shall be included in the sale in so far as they are owned.



Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

Drainage

The selling agents understand the land is partly under drained, any plans held will be made available.

Holdover/Growing Crops

Depending on the date of purchase, the purchaser will agree to purchase the growing crops based on standard CAAV costings at the date of completion. Alternatively, the vendor will retain holdover rights until the 2025 harvest is completed.

Services

Mains water is connected to Lot 4.

VAT

We understand the land is not opted to tax for VAT.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA

Vendor's Solicitor

Rollits Solicitors, Citadel House, 58 High Street, Hull, HU11QE

Access

The land has direct access to Bempton Lane (B1229) and a shared central access track provides useful link to the northern fields.

Nearest Postcode: YO15 1AS

what3words: ///unlimited.earplugs.overture

Development Overage

Lot 3 will be sold subject to a development overage on the basis that in the event the purchaser or their successors in Title gain consent for residential or commercial use on the land within 25 years of completion the Vendor will be entitled to receive 25% of the uplift in value. The overage will not apply to the pending consent for 12 glamping pods on Lot 4.

The whole property will be sold subject to a large scale energy scheme overage (50Kw + schemes) set at 20% of the landowner income derived as the result of the planning consent and implemented scheme, for a period of 50 years from the date of completion of the sale.

Additional Land

The joint selling agents are also marketing 254 acres at Buckton for the same vendor. This land is available as a whole or two lots with a guide price of £2,150,000.

Method of Sale

The freehold of the property is available for sale as a whole or in four lots by private treaty, offers for alternative parts may be considered. All prospective purchasers are encouraged to register their interest with the joint selling agents.

Viewing

The land may be inspected at all reasonable times on foot; with a copy of these particulars. Care should be taken with open ditches and drains. Please be mindful of potential hazards when inspecting the land and viewing is entirely at your own risk.

Contact

For further information please contact the joint selling agents:

William Douglas. WDouglas@savills.com 01904 617800
Tom Watson. Tom.watson@cundalls.co.uk 01653 697 820

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 24/09/13 WDLS



Lot 1

