



Land & Cottages, Main Street, Tunstall, HU12 0JF

Welcome to

Land & Cottages, Main Street, Tunstall

REMAINS AVAILABLE UNDER THE AUCTION CONDITIONSCONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW***



Description

William H. Brown are delighted to market this exceptional property spanning over three acres in the charming locale of Tunstall, situated just off the picturesque seafront. The property boasts five beautifully modernised cottages, currently utilised for rental purposes, through Sykes Cottages these cottages provide flexible income all year round, catering to both short-term and long-term tenants, offering an excellent investment opportunity. The modern amenities and attractive interiors of these cottages make them highly desirable for renters, ensuring a consistent demand. This versatile land is currently arable, ideal for sheep and other livestock. Additionally, the property includes numerous outbuildings with significant potential for further development. generous parking facilities, making it a prime opportunity for various uses (subject to planning). Tunstall itself, a charming village situated on the eastern coast of England, offers a unique blend of coastal beauty and rural tranquillity. Nestled just off the seafront, Tunstall provides residents and visitors with stunning sea views, serene beaches, and a peaceful atmosphere. The village is part of the picturesque Holderness Coast, renowned for its natural beauty and vibrant wildlife, making it an ideal location for nature enthusiasts and those seeking a quiet retreat. In addition to its coastal allure, Tunstall benefits from its proximity to the vibrant cities of Hull and the broader Humber region.

Hull, just a short drive away, is a bustling urban centre offering a rich array of cultural, recreational, and shopping amenities. The city is home to a variety of museums, theatres, and galleries, providing ample opportunities for cultural enrichment. Moreover, Hull's vibrant dining scene and diverse retail options ensure that residents of Tunstall have easy access to all modern conveniences.

The wider Humber area also offers numerous attractions and activities, from scenic walking and cycling trails to historic sites and family-friendly attractions. The region's well-connected transportation network makes it easy to explore the surrounding areas, whether you're heading to the Yorkshire Wolds for a day of hiking, or visiting the charming market towns dotted across East Yorkshire. Tunstall's unique location thus combines the tranquillity of seaside living with the convenience and vibrancy of nearby urban centres.

Over the past 4 years, the cottages on the land have consistently provided an income of over £31,000, and a one of the barns is currently let on a short rolling Commercial Lease Agreement of £375PM (10/05/2025 – 10/07/2025) with the condition/understanding that if the external space is kept cleared by the tenant, rent will be reduced to £350PM throughout 2025. Once this tenancy comes close to an end, the contract is reviewed and tends to be re-signed for the next following 3 months. Please review the legal pack for further information regarding the tenancy agreement.

Holiday Cottages:

Daisy Nook

EPC - D

Ground Floor: Entrance hall, Closet, Living Room, Two Bedrooms / Two Ensuites and Kitchen.

First Floor: Bedroom / En-suite

Honey Bee

EPC: D

Open-plan Kitchen/Living/Dining Room, Bedroom and Bathroom

Meadow View

EPC: E

Open-plan Kitchen/Living/Dining Room, Two Bedrooms and Bathroom

Mulberry Manor

EPC: D

Ground Floor: Open-plan Kitchen/Living/Dining Room, Toilet & Bedroom/En-suite

First Floor: Landing, Closet, Two Bedrooms, and Bathroom

Please note: Mulberry Manor holiday cottage is Grade II listed.

Lavender Lodge

EPC: D

Ground Floor: Living Room and Kitchen

First Floor: Landing, Upstairs Closets, Two Bedrooms, and Bathroom.

Important Notice: For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. ****PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU**** Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Agent's Note: The property lies within a conservation area. Please enquire for more information. Our clients have explained and shown us drawings of potential development. For evidence of this please contact us for further information. Please note, no planning permissions have been sought or accepted at this time and the red outline plan marketed on the photos is for guidance purposes only. Please review the legal pack for further information.

Viewings: William H. Brown, 358-360 Holderness Road, Hull, HU9 3DQ. Tel: 01482 327913.

Welcome to

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- LAND & INVESTMENT OPPORTUNITY FOR SALE
- THREE-ACRE PLOT, MULTIPLE OUTBUILDINGS & PARKING FACILITIES

Tenure: Freehold EPC Rating: Varies according to property
Council Tax Band: Deleted

guide price

£480,000

Directions to this property:

For more information, please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDR122018](https://www.williamhbrown.co.uk/Property/HDR122018)



Property Ref:
HDR122018 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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