



Offers Over £100,000

13.46 Acres Fitling Lane, Fitling, Hull, East Yorkshire, HU12 9AL

LEONARDS
SINCE 1884

13.46 ACRES FITLING LANE, FITLING, HULL, EAST YORKSHIRE, HU12 9AL

- c.13.46 Acres (5,35 Hectares) Agricultural Land
- Presently Sown to Grass
- In Two Fields, Available as a Whole
- Possible Horse Grazing Use
- For sale by Private Treaty
- Freehold with Vacant Possession

Location

The property is located on Fitling Lane within the small hamlet of Fitling in Holderness and situated approximately 8 miles due east of Hull City and approximately 7 miles north west of Withernsea. The village includes a number of houses and farmsteads, principally straddling Humbleton Road between the village of Humbleton and Garton to the east. The land is situated on the eastern side of Fitling Lane, when travelling from Humbleton Road in a southerly direction.

What3Words///kilts.systems.prospers

Land Classification and Soil Type

The Agricultural Land Classification Maps show the land as being Grade 3, the soil type being within the 'Holderness' Association, with ancillary sub group 'Bellingham' and suitable for growing cereals and short term grassland.

Designations

The land is located within a Nitrate Vulnerable Zone (NVZ).



Rural Payments Agents and Environmental Schemes

The land has been registered with the Rural Payments Agency (RPA) for the Basic Payment Scheme (BPS). Payments in relation to BPS are being retained by the outgoing occupier. The land is not known to be included in any Environmental Scheme.

Sporting and Mineral Rights

The sporting rights are included in the sale together with the mineral rights as far as these are owned.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements and rights of adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute. To the sellers belief, there are no wayleaves, easements or rights of way affecting the land.

Drainage and Outgoings

It is not known whether the land benefits from any under drainage scheme There are a number of drains and dykes which go to form part of the boundary to the property. No drainage rate is known to be paid.



Contaminated Land

The vendors and their agents are not aware of the land being filled with any contaminated matter referred to in the Environmental Protection Act 1990, however you should satisfy yourself on this aspect.

Services

No known services are known to be connected, however, it is understood that mains water is available in Fitling Lane.

Method of Sale

The property is offered by private treaty with offers sought over £100,000 for the freehold interest.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Valuation and Deductions

There will be no ingoing valuation to pay and the purchaser shall not make any claim for deductions or dilapidations of any kind whatsoever.

Overage

The land is offered for sale subject to an overage,

development uplift clause.

If the use of the land is changed from agricultural, either through planning consent or permitted development rights (under the General Development Consent Order) then an 'uplift' (overage) would be payable to the vendors or their successors in title. This will be based upon 25% of the increase in Market Value of the property immediately before planning consent was granted (excluding hope value) and the Market Value of the property immediately after planning consent is granted but taking into account the terms of any such consent granted. The overage/development uplift will run for 10 years from the date of completion.

Local & Statutory Authorities

The East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA Tel: (01482) 887700 Web: www.eastriding.gov.uk
Yorkshire Water Services Tel: 03451 242424 Web: www.yorkshirewater.com
Northern Powergrid Plc. Tel: 0800 375 Web: www.northernpowergrid.com

Plans and Measurements

Any plans forming part of the particulars are included for identification purposes and do not form part of any contract for sale. Areas or measurements where stated are those taken from the Rural Land Register (RLR) and are given as a guide only and should be checked by you or your own agent(s).

Viewings, Health & Safety

The land is presently occupied with grazing cattle, therefore we would request that viewing be undertaken by prior appointment with the Sole Letting Agents to ensure the livestock are secured within neighbouring fields.

Sole Agents

Leonards, 512 Holderness Road, Hull HU9 3DS
Telephone (01482) 375212.
E-mail info@leonards-property.co.uk
Ref: MJB/RMB





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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