

Guide Price £140,000

c.32.02 acres*, Tunstall, HU12 0JD

LEONARDS

SINCE 1884

C.32.02 ACRES*, TUNSTALL, HU12 0JD

- **Versatile Block of Agricultural Land**
- ***30.00 acres (12.14) hectares farmable, therabouts**
- **High Yielding Grade III Arable Land**
- **Freehold**
- **Guide Price £140,00 - £145,000**
- **Vacant Possession (30th September 2027)**





Productive block of cliff top arable land just outside the Holderness village of Tunstall. The land is of Grade III classification and capable of growing high yielding corn crops.

Location

The property is located to the north of Tunstall, a coastal village in the district of Holderness, lying approximately 3 miles north of the coastal resort town of Withernsea. The land has both frontage and access from Pasture Lane.

What3Words: ///hack.bound.cherub

Description

The property comprises a block of productive agricultural cliff top land the latest RPA, Rural Land Register plans show the land as extending to c.32.02 acres (c.12.96 hectares)* it being considered that approximately 30.00 acres (12.14 hectares) is farmable. The block of land lies to the north of the Holderness coastal village of Tunstall with a good frontage to Pasture Lane.

Land Classification and Soil Type

The land is shown as being classified as Grade III 'Good to Moderate' under the Natural England Agricultural Land Classification maps. The Soil Survey for England & Wales identifies the land as being within the 'Burlingham 2' soil association and ancillary sub groups of 'Holderness & Ludford' having a chalky till geology with soil and site characteristic being deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging, suitable for winter cereals, some field vegetables.

Past Cropping

2026 Winter Wheat
2025 OSR
2024 Winter Wheat
2023 Spring Oats
2022 Winter Wheat
2021 OSR

Rural Payments Agency & Environmental Schemes

The land has been registered with the Rural Payments Agency (RPA) on the Rural Land Register. The land is not known to be included in any Environmental Schemes.

Sporting and Mineral Rights

The sporting rights are included in the sale, together with the mineral rights so far as they are owned.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefits of all rights of way, water, drainage, watercourses and other easements and rights adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute. There is a sub-terranean lease in favour of the Westermost Rough Limited, Windfarm for onshore electric infrastructure. Further details are available upon request. On the eastern most fringe to the land it is crossed by Roos Bridleway No.7, (PROW_NO ROOSB07), together with the King Charles III Coastal Path. The King Charles III England Coast Path runs along the coastline, the north-eastern boundary of the property. For more information visit https://www.nationaltrail.co.uk/en_GB/trails/england-coast-path-north-east/trail-information/
There is an offshore wind farm cable lease in favour of Westermost Rough Limited which crosses the property. Further details are available on request.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone (NVZ).

Drainage and Outgoings

The land is not thought to be under drained and no drainage rates are payable.

Method of Sale

The land is offered for sale by private treaty, with a guide price of £140,000 - £145,000.

Tenure and Possession

The land is sold freehold, with vacant possession following expiry of the current Farm Business Tenancy on 30 September 2027.

Valuations 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 what so ever.

Contaminated Land

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

Plans and Measurements

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract for sale. Areas or measurements stated are those taken from Ordnance Survey plans and accord with the current tenant's measurements from spraying and drilling.

Anti-Money Laundering Compliance

Estate Agents are required by law to conduct anti-money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per person. This is a non-refundable fee. These charges cover to cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us being able to issue any memorandum of sale.

Planning

Planning enquiries in respect of the property should be directed to East Riding of Yorkshire Council, Country Hall, Beverley, East Riding of Yorkshire, HU17 9BA. (01482) 887000. Web: www.eastriding.gov.uk

Viewings

Viewings should be undertaken during daylight hours. Please take care for your own personal safety and the safety of others when viewing the land. Ref: MJB



1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

512 Holderness Road
Hull
East Yorkshire
HU9 3DS

Tel: 01482 375212
E-mail: info@leonards-property.co.uk
Website: www.leonards-property.co.uk

RICS

THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS

OnTheMarket.com

LAND & RURAL CONSULTANTS • CHARTERED SURVEYORS • VALUERS & AUCTIONEERS • RESIDENTIAL LETTINGS & SALES