



APPROX 87.75 ACRES OF ARABLE LAND OFF LYNHAMS ROAD, MARTON, BRIDLINGTON
FOR SALE AS A WHOLE OR IN TWO LOTS
GUIDE PRICE FOR THE WHOLE: £800,000

Introduction

This is an opportunity to buy approximately 87.75 acres of land either as a whole or in two lots which is considered suitable for arable farming purposes.

- 87.75 acres
- For sale as a whole or in two Lots
- Arable land
- Grade 3 classified
- Freehold with vacant possession on completion

Guide Prices:

Lot 1 approx - 34.67 acres or thereabouts – guide price £340,000

Lot 2 – approx - 53.07 acres or thereabouts – guide price £460,000

Lot 3 (the whole) – approx 87.75 acres or thereabouts – guide price £800,000

METHOD OF SALE

By informal Tender for either lot or the whole of the land, the closing date for which is 12 noon on Friday 31st July 2026. It is anticipated that exchange of contracts will take place as soon as practically possible but due to current tenancy arrangements completion cannot take place until after 31st October 2026.

Tenders must be in the prescribed format which is available directly from the Selling Agent and clearly marked as to which Lot the submission relates to.



Cropping Information Land off Lynhams Road

	Description	Gross Area	Net Area	Cropping History					
				2021	2022	2023	2024	2025	2026
Lot 1	Arable Land	34.6 acres	32.625 acres	Oil Seed Rape	Wheat	Wheat	Beans	Wheat	Wheat
Lot 2	Arable Land	53.1 acres	49.15 acres	Oil Seed Rape	Wheat	Wheat	Beans	Wheat	Wheat

PROPERTY DESCRIPTION AND RIGHTS OF WAY

The land is approximately 87.75 acres in total of arable land which comprise free draining soils capable of production of arable crops and/or grass.

The land has the benefit of a right of way to and from the public highway along the lane known as Lynhams Road along with the owner of the adjoining poultry unit which in part is maintained as an agricultural access track. It is understood that the track is owned and maintained by the Local Authority.

LAND CLASSIFICATION/SOIL TYPE

The land undulates and is classified as Grade 3 on the Landis online soil survey and varies between Soilscape 8 and 18 with Soilscape 8 being acid loamy and clayey soils with impeded drainage and Soilscape 18 being better more slowly permeable seasonally wet but base rich loamy and clayey soils.

The lowest wettest land alongside the ditch leading to Danes Dyke on the Eastern Boundary has not been farmed for some time being the poorest soil in the lowest wettest area of the land.

EASEMENTS/WAYLEAVES

The land is also subject to an easement in respect of a water main some 10 metres in width and benefiting Yorkshire Water.

Together with an appropriate right of way to and from the public highway.

STEWARDSHIP

It is understood that there is currently no Single Farm Payment or Stewardship Scheme in place in relation to the land.

SPORTING RIGHTS AND MINERALS

The land is to be sold including any rights granted that belong currently to the Vendor.

BUILDINGS AND DEVELOPMENT POTENTIAL

There are no buildings currently included within Lot 1. However, Lot 2 has the benefit of a small six bay Dutch Barn constructed of pole timber legs with a zinc roof covering along with some partial demolished redundant buildings which are believed to be a former stable block of brick construction. Together with an adjacent area of rough ground currently utilised for storage. The land sits outside of the current development limits. Nor has the land been included within any recent call for site collated by the local Planning Authority.

CONTAMINATION

The Vendor is not aware of the land having been filled with or anything stored upon it which could be considered to be contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantees in this respect. The purchaser is advised to make any such enquiries and investigations which they may feel necessary to satisfy themselves that none of the above land is affected by contamination.

TENURE AND POSSESSION

The land is for sale freehold with vacant possession available on completion.

PLANS, AREAS AND CONDITION

The plans and the areas stated in the particulars are for guidance purposes only and are subject to verification with the registered title. All prospective purchasers are deemed to have inspected the land to satisfy themselves as to the condition prior to the submission of any bid.

LOCAL AUTHORITY

East Riding of Yorkshire Council, County Hall, Beverley.

VAT

In the event that the sale of property or any part of it or any right attached to it is or becomes chargeable for VAT then such tax will be payable in addition to the purchase price.

HOLDOVER AND PRE-ENTRY

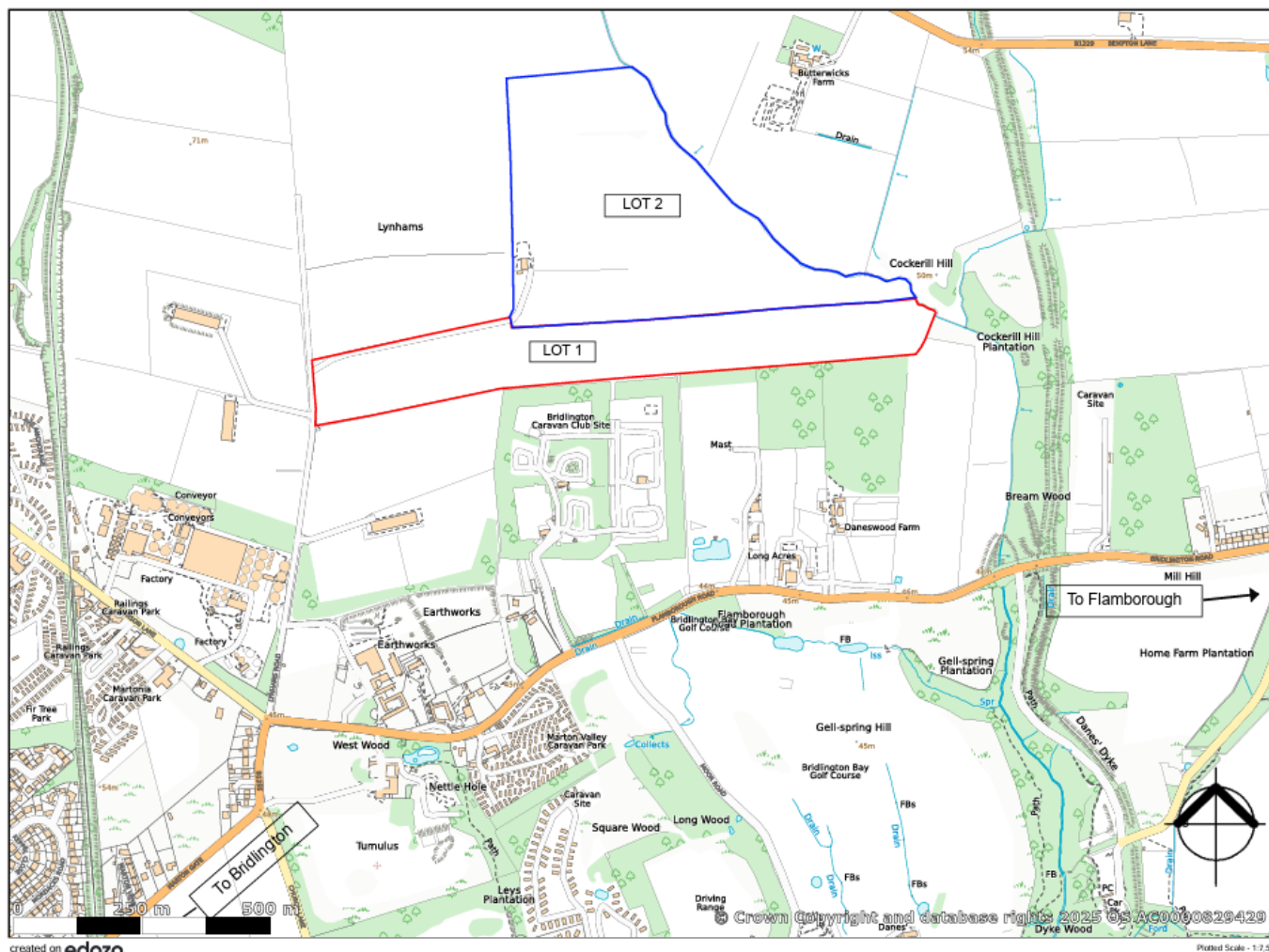
If early entry is required, then this will be subject to negotiation, and it should be clearly stated on the submission of tender documentation.

VIEWINGS

The land in question cannot be viewed from the public highway and access to the land is restricted due to the need for bio security in relation to the adjacent poultry unit.

We would ask potential viewers not to enter upon the land without prior arrangement with Cranswicks.

Land off Lynhams Road, Marton, Bridlington,



Directions:

Travelling from the Town of Bridlington, prospective purchasers are advised to travel towards the village of Flamborough along the B1255 Marton Gate to its junction with Flamborough Road, Sheeprake Lane and Jewison Lane junction in the hamlet of Marton. From this junction the land is approached by the right of way off Lynhams Road which gives access to the fields and the adjacent poultry unit.

Please note that this access is gated due to bio security and access should not be taken without prior arrangement.

Cranswicks specialise in a range of agricultural services including:

- Sales of Farms and Land
- Land management
- Compensation and subsidy claims
- Valuations for all purposes
- Leases and Tenancies
- Annual stocktaking valuations

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.

