



**APPROX 36.85 ACRES OF GRAZING/ARABLE LAND ABUTTING BEMPTON SHORT LANE
BRIDLINGTON**

GUIDE PRICE: £500,000

Introduction

This is an opportunity to buy approximately 36.85 acres of land in a single block which is considered suitable for either arable or grazing purposes

- 36.85 acres approx of arable land
- Grade 2 classified
- Situated 1 mile north of Bridlington
- Freehold with vacant possession on completion

METHOD OF SALE

By informal Tender for 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 30th November 2026.

Tenders must be in the prescribed format which is available directly from the Selling Agent.



Cropping Information Bempton Short Lane

Description	Gross Area	Net Area	Cropping History				
			2022	2023	2024	2025	2026
Semi-permanent grazing abutting Bempton Short Lane	36.85 acres	36.85 aces	Grass (grazing)	Grass (grazing)	Grass (grazing)	Grass (grazing)	Grass (grazing)

PROPERTY DESCRIPTION AND RIGHTS OF WAY

The land is approximately 36.85 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 good road frontage onto Bempton Short Lane where direct access via the existing farm gateway can be utilised. The land undulates and is free draining.

The land has the benefit of a water supply to the north eastern corner of the land.

LAND CLASSIFICATION/SOIL TYPE

The land is classified as Grade 2 on the Landis online soil survey it is designated in an area of Soilscape being rich in loamy soil suitable for Autumn sown and Spring sown arable crops and other crops including grass.

EASEMENTS/WAYLEAVES

There is a single pole electricity overhead cables crossing the land as well two poles within the field. It is believed that rights of access for maintenance and repair are reserved for the benefit of the local electricity network distribution provider.

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

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 on the land. The land sits currently about 1 mile to the north of the current development limits for the town of Bridlington. 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

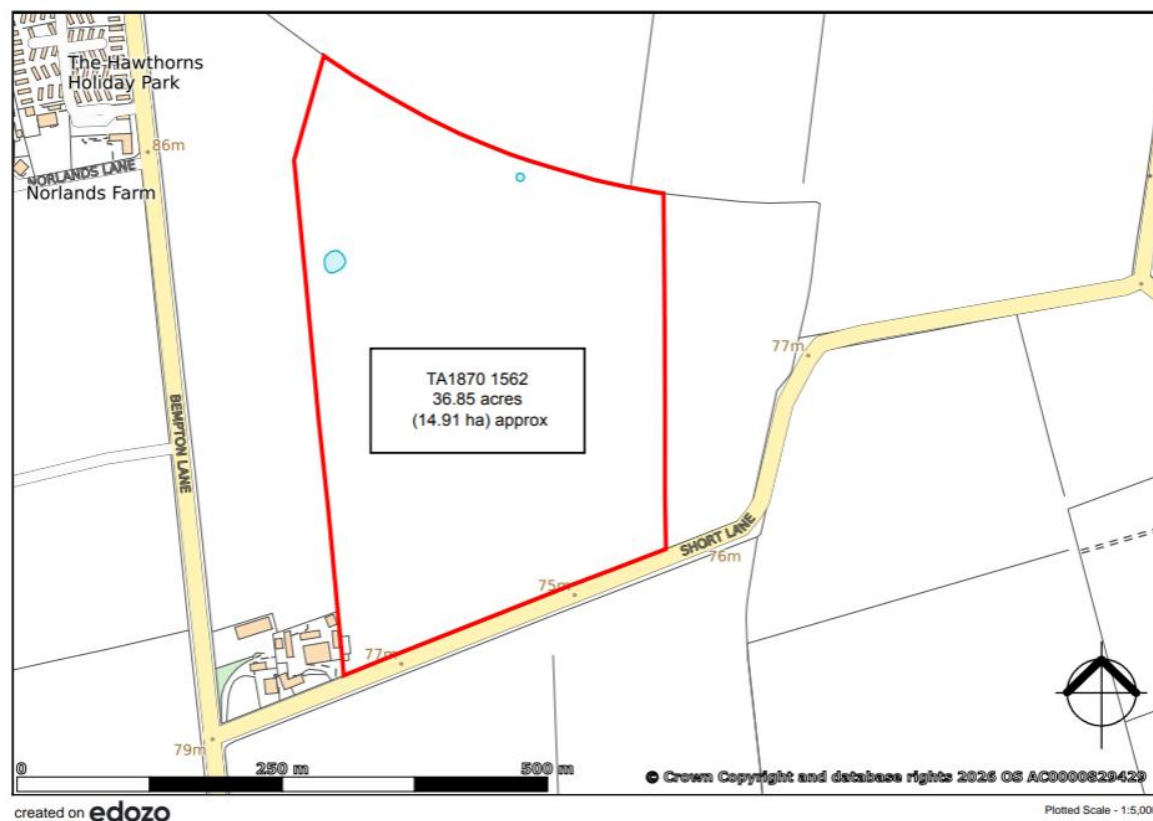
In the event that the sale of property or any part of it or any right attached to it is or becomes chargeable for VAT then such tax will be payable in addition to the purchase price.

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 can be viewed from the public highway known as Bempton Short Lane Bridlington and we would ask potential views not to enter upon the land without prior arrangement with Cranswicks.



Directions:

Travelling for the town of Bridlington, prospective purchasers are advised to turn off the A165 at the Scarborough Road roundabout on to Marton Road, then continue in an easterly direction before turning left at a set of traffic lights onto Bempton Lane (B1229), continue along Bempton Lane in a northerly direction out of the residential area. Continuing straight ahead at the newly constructed roundabout. A further 1 mile to the north there is a right turn on to Bempton Short Lane, past the three residential properties the land is on the left with the field gate abutting the boundary of the last residential property and it is marked with a "For Sale Board" at the field entrance gate.

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.

