



**Best Offers Over £400,000**

**46.75, Acres Southfield Lane & Withernsea Road, Tunstall, East Yorkshire, HU12 0JN**

**LEONARDS**

SINCE 1884

## 46.75, ACRES SOUTHFIELD LANE & WITHERNSEA ROAD, TUNSTALL, EAST YORKSHIRE, HU12 0JN

- Versatile Block of Agricultural Land
- c.46.75 acres (18.98 hectares)
- Good Road Frontage
- Grade III Classification
- Available by Private Treaty

### Location

The property is located at 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 Southfield Lane and the B1242 Withernsea Road. The land fringes the Sand Le Mere holiday park at Tunstall

### Description

The property comprises a block of productive agricultural land in two blocks straddling the B1242 Withernsea Road and in total extending to 46.75 acres (18.98 hectares) thereabouts. The main block lies to the north of the B1242 is in two land parcels and extends to 42.45 acres (17.18 hectares). The land block south of the B1242 extends to 4.30 acres (1.74 hectares). The land has previously been sown down to temporary grass leys, but has now reverted back into an arable rotation.

### Land Classification & Soil Type

The land undulates and is fringed by a series of drains and hedge boundaries, having being sown to a temporary grass, but previously has been in arable cropping. The land is shown as being classified as being Grade III under the Agricultural Land Classification (ALC) maps, with the soil type being within the 'Holderness' association with the ancillary sub-group being 'Burlingham', suitable for growing cereals and short term grassland.



### Designations

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

### Rural Payments Agency & Environmental Schemes

The land has been registered with the Rural Payments Agency (RPA) for the Basic Payment Scheme. The land is not known to be included in any Environmental Scheme.

### Sporting & Mineral Rights

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

### Wayleaves, Easements & 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 of 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 wayleave in favour of Northern Powergrid crossing part of the land. Further details are available upon request.

There are no known rights of way or public footpaths affecting the land.

### Drainage & Outgoings

There is believed to be underdrainage in part within the

northern block of land, albeit no drainage plans have been made available. There is a small drainage rate payable to South Holderness Drainage Board, further details are available upon request.

### Contaminated Land

The vendors and their agents are not aware of any 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.

### Method of Sale

The land is offered for sale by Private Treaty, with best offers sought over £400,000

### Tenure & Possession

The land is sold freehold with vacant possession, following expiry of a one year Farm Business Tenancy expiring 8th October 2024 or earlier by agreement.

### Overage

The land is offered for sale subject to an overage/development uplift clause but will only relate to the land parcel north of the B1242.

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 30% 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 30 years from the date of completion.

#### **Valuations & 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.

#### **Plans & 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 were 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).

#### **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 legal seller and buyer. This is a non refundable fee. These charges cover the 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 marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

#### **What3Words**

Access to each of the land parcels can be found at:-  
TA3130/0480 - ///intelligible.appraised.skewing  
TA3030/9139 - ///silently.damp.porridge  
TA3030/8621 - ///finalists.rectangular.frown

#### **Planning**

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

#### **Viewings**

There are a number of access points to the land, which are specifically given above under What3Words, which are visible from both Southfield Land and the B1242 Withernsea Road. Viewings should be undertaken during daylight hours.

#### **Health & Safety**

Please take care when accessing/egressing from the land with frontage to the Withernsea Road

#### **Sole Agents**





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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