



c.32.02 acres, Tunstall, HU12 0JD

- Versatile Block of Agricultural Land
- High Yielding Grade III Arable Land
- c.32.02 acres (c.12.96 hectares)
- Freehold with Vacant Possession

Guide Price £165,000



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This versatile piece of agricultural land sits near to the cliff top just outside the Holderness village of Tunstall. The land is of Grade II classification and sits in Flood Zone 1; low risk of flooding.

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 land in total extending to c.32.02 acres (c.12.96 hectares). 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). 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 subterranean lease in favour of the Westernmost 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 Westernmost 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 £160,000 - £165,000. The Vendor reserves the right to conclude the sale by any other means at their discretion. Interested parties are requested to register their interest with the selling agents so they can be kept informed as to the marketing process

Tenure and Possession

The land is sold freehold with vacant possession, following expiry of the current Farm Business Tenancy on 30 September 2026.

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/RMB



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