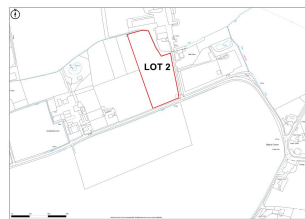
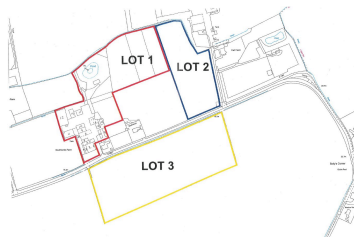


**FOR SALE BY AUCTION**

**FRANK HILL & SON**

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



**FOR SALE BY AUCTION - LOT 2 SOUTH LANDS FARM WITHERNSEA ROAD HALSHAM HULL HU12 0BT**  
**Offers in the region of £40,000**

**21 ACRES FARMLAND, TRADITIONAL & MODERN FARMYARD, SUITABLE FOR EQUESTRIAN OR FURTHER DEVELOPMENT, TO AUCTION IN 3 LOTS**

**LOT 2 - 4.07 Acres Grassland**

**Lot 2 - 4.07 Acres Grassland**

**FOR SALE BY AUCTION - WITHERNSEA ROAD, HALSHAM, HULL, HU12 0BT**

**THURSDAY 7th SEPTEMBER 2023 AT 4pm AT THE STATION HOTEL, STATION ROAD, PATRINGTON, HU12 ONE**

**THE PROPERTY IS TO BE OFFERED IN 3 LOTS.**



18 Market Place, Patrington, Hull HU12 ORB  
Email • [auctions@frankhillandson.co.uk](mailto:auctions@frankhillandson.co.uk)  
Website • <https://www.frankhillandson.co.uk/>  
Telephone • 01964630531 Fax • 01964 631203



Company registered in England and Wales NO 1848264. VAT No. 347 8848 00  
Directors: R E Ward FRICS FAAV FLAA. C F Hill FNAEA FNAVA SCV. P Mortimer BSc

#### **LOT 2 - SOUTHLANDS FARM**

To the West of LOT 1 4.07 Acres of Grassland with Frontage to & Access from the B1362 Edged Blue on the attached plan. The Purchaser of LOT 2 will erect a stockproof boundary fence between points A & B.

#### **EXCHANGE OF CONTRACTS AND COMPLETION**

Exchange of contracts is to take place at the Auction. A deposit of 10% of the purchaser's price will be payable on exchange of contracts. Completion will be 28 days thereafter.

#### **TENANT RIGHT**

There will be no charge for tenant right nor any counterclaim for dilapidations.

#### **STATUTORY DESIGNATION**

All the land lies within a Nitrate Vulnerable Zone.

#### **MINERALS**

All mineral rights owned by the vendors except as reserved by statute or to the Crown are included in the sale.

#### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing rights, including rights whether public or private, light support drainage, water and electricity supplies and all other easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There are rights of supply & a registered lease for solar panels. Details available.

#### **SERVICES**

None connected.

#### **OUTGOINGS**

None known.

#### **PLANS, AREAS & SCHEDULES**

These have been prepared as carefully as possible and based on the Ordnance Survey National Grid Landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

#### **TOWN & COUNTRY PLANNING**

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to any planning matters that may affect the properties. The property is located in the East Riding of Yorkshire Council administrative area.

#### **FIXTURES & FITTINGS**

All fixtures and fittings included in the sale unless specifically referred to in these particulars.

#### **DISPUTES**

Should any disputes arise as to the boundary or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the questions will be referred to an arbitrator appointed by the vendor's agent.

#### **VIEWINGS**

Strictly by appointment with Frank Hill & Son Care should be taken when inspecting the farm yard and farm land.

#### **IMPORTANT NOTICES**

Frank Hill & Son for themselves and for the vendors of the property give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending purchasers and they do not constitute an offer or contract or any part offer or contract.
2. All descriptions, dimensions, references to condition and other items in these particulars are given as a guide only and no responsibility is assumed by Frank Hill & Son for the accuracy of individual items. Intending purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries.
3. Intending purchasers should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.
4. Frank Hill & Son and any person in their employment does not have authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Frank Hill & Son for any error, omission or misstatement in these particulars.
5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.

