

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.

FOR SALE BY AUCTION

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



FOR SALE BY AUCTION - LOT 1 SOUTH LANDS FARM BUILDINGS
WITHERNSEA ROAD HALSHAM HULL HU12 0BT

Offers in the region of
£300,000

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

Lot 1 – 7.94 Acres with Buildings

FOR SALE BY AUCTION - SOUTH LANDS FARM
BUILDINGS & LAND, 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.



w • <https://www.frankhillandson.co.uk/> t • 01964630531 f • 01964 631203 e • auctions@frankhillandson.co.uk



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



LOT 1 - Southlands Farm, Withernsea Road, Halsham, East Yorkshire, HU12 0BT

LOT 1 – SOUTHLANDS FARM

(Edged Red on the attached Plan) A range of well-built brick Traditional Buildings, together with Modern Buildings & Menage Ponds & Grass Paddock extending to 7.94 Acres The buildings are numbered on the attached plan.

Southlands Farm - Gravelled Front Yard

- 1) Brick & Tiled building with 3 Stables, Tack Room & Store 16' x 60'
- 2) Steel & Timber framed covered fold yard 40' x 60' concrete floor with steel gate posts to form horse stabling, CS roof.
- 3) Brick built & CS Roof, 5 horse stables 18' x 60'
- 4) Timber Framed lean to store, CS Roof 10' x 77'
- 5) Brick built barn 16' x 83' First Floor – 2 granary rooms, access inside & outside Ground Floor – Stable, 4 Tack rooms Part Workshop
- 6) Timber Framed corrugated clad 20' x 43' Part workshop with Bradbury 4 post lift Milling shed with Alvan Blanch rolling mill hopper Store Bunded Fuel Tank outside
- 7) Galvanised fomer grain silo, Now store with man door, 18' diameter concrete floor.
- 8) 6 bay steel framed Dutch Barn, rounded corrugated roof. 90' x 29'
- 9) 4 Bay lean to, concrete floor, steel frame CS Roof 60' x 30'
- 10) Timber Framed steel sheet roof, lean to, concrete floor. 60' x 24'
- 11) Steel Framed, CS Roof GP shed with open side, Yorkshire Board 3 Sides 59' x 39'
- 12) Static Caravan
- 13) Menage, with covered viewing area 116' x 64'
- 14) Steel framed steel roofed GP Shed 60' x 30' 3 sides have 1.5m high, concrete panels, gated fourth side.
- 15) Machinery shed with roller shutter man doors, steel framed, steel cladding roofed. 41' x 37'
- 16) Workshop, roller shutter 2 man doors. Breezeblock construction CS Roof, fitted work benches cupboards compressor panel with airline, whb, solar panels. 60' x 24'
- 17) Timber framed, lean to steel roof sheets, Yorkshire Board 2 sides. 39' x 26'
- 18) 6 Timber Kennels Galv outside areas
- 19) Former piggery, CS Roof, Pre fab timber, construction 36' x 20', 2 rooms, dog cages, whb, dog grooming bath LPC boiler, bottle storage o/s
- 20/21) Former poultry houses, storage pre-fab construction CS Roof.
- 22) 12' x 8' Domestic Greenhouse
- 23) Overhead Feed Bin

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 buy 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

The Farmhouse has mains electricity and water connected. The water meter lies adjacent to the Buildings on the adjacent owners driveway.

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.



