



Approx 52 acres of arable and grassland at Lissett, Driffield
Guide Price £ 451,500 but being sold in seven Lots

CRANSWICKS
Chartered Surveyors, Land & Estate Agents

INTRODUCTION

A rare opportunity to buy approximately 52 acres of land in small sized lots of land considered suitable for arable and grazing purposes but having environmental and Biodiversity Net Gain (BNG) conversion potential to help offset the future BNG requirements of non-agricultural development sites in the East Riding of Yorkshire Planning area.

With approximately 14.3 acres of Permanent Grass and 38 acres of arable cropping straddling the B1242 road between Lissett and Ulrome just off the A165 this land is in two different ownerships and is available in seven individual Lots.

- 21.16 ha (52.30 acres) approx
- Predominantly Grade 3 land in the East Yorkshire Coastal area
- Just off the main Scarborough to Hull Road
- Situated five miles South of Bridlington on the B1242
- No Agricultural Entitlements or BPS Payments available
- No existing SFI or Stewardship Agreements
- Dilapidated former cottage in poor condition on Lot number 3
- Lots 3, 6 and 7 border the Barmston Main Drain
- For Sale in 7 individual Lots
- For Sale by Informal Tender

GUIDE PRICES : Lot 1 £188,000, Lot 2 £74,000, Lot 3 £67,000, Lot 4 £25,000, Lot 5 £25,500, Lot 6 £47,000, Lot 7 £25,000

METHOD OF SALE

This property is offered for sale on behalf of two separate Owners in seven individual Lots by Informal Tender, the closing date for which is 12 noon on Friday 30 August 2024. Exchange of contracts will be on or before 4 October 2024 with completion of contract on or before 18 October 2024.

PLEASE OBTAIN THE TENDER PACK DIRECTLY FROM THE AGENT

GENERAL REMARKS

Farm road/track ownerships, access rights and maintenance liabilities will be allocated by the selling agent based upon how the Lots are to be allocated amongst buyers.



METHOD OF SALE - By Informal Tender in Individual Lots

LOT	Gross Ha	DESCRIPTION	CROPPING HISTORY					BPS Net Eligible ha
			2020	2021	2022	2023	2024	
1	9.3934	TA1558 4187	3.7974 PG 5.5048 SB	3.7974 PG 5.5959 SB	3.7974 PG 5.5959 SB	3.7974 PG 5.5959 WW	3.7974 PG nil	9.3934
2	3.6919	TA1557 0386	3.6919 SB	3.6919 Fallow	3.6919 WW	3.6919 WW	nil	3.6919
3	3.3540	TA1457 8981	0.01 non agr 3.35 SB	0.01 non agr 3.35 Fallow	0.01 non agr 3.35 WW	0.01 non agr 3.35 WW	nil	3.35
4	0.1031	TA1458 9322 Orchard and Access						0.00
5	1.3487	TA1558 0325	1.3487 PG	1.3487 PG	1.3487 PG	1.3487 PG	1.3487 PG	1.3487
6	2.6090	TA1558 3825	2.6090 TG	2.6090 TG	2.6090 TG	2.6090 TG	2.6090 TG	2.609
7	0.6524	TA1458 8319	0.6524 PG	0.6524 PG	0.6524 PG	0.6524 PG	0.6524 PG	0.6524

PROPERTY DESCRIPTION AND RIGHTS OF WAY

The property comprises land situated on both sides of the B1242 close to its junction with the A165 at the Lissett junction where it turns off to Hornsea and Skipsea. This is a sale of bare land only.

The land belongs to two separate owners and bids can only be made for the Lots individually.

If Lots 2 and 3 are not bought by the same buyer the selling agent will arrange that the access A/B over Lot 2 will become the ownership of Lot 3 with a joint right of way at the public road end for the buyer of Lot 2.

Buyers will also be able to bid to buy Lots 4, 5 and 6 together as they run on from each other. If bought separately pedestrian and agricultural vehicle rights of way will be reserved over Lot 4 for Lots 5 and 6 and over Lot 5 for Lot 6.

LAND CLASSIFICATION/SOIL TYPE

The land is classified as predominantly Grade 3 being in the Landis Soilscape 18 range of soils defined as "slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils suitable for grassland arable and some woodland.

EASEMENTS/WAYLEAVES

There are electricity cables crossing overhead diagonally across Lot 7 with no posts in the field and there are house cable connections crossing overhead at the entrance to Lot 4.

CROPPING

From the above Table you will see that Lot 1 has been split between Arable and Permanent Grass. Due to illness no crops have been grown for the 2024 harvest.

STEWARDSHIP

No SFI or Stewardship Schemes in place. The land lends itself for SFI and Stewardship application and is considered ideal for developers wishing to buy land to convert for environmental purposes to set against future BNG requirements in respect of planning applications in the East Riding of Yorkshire Planning area.

SPORTING RIGHTS/MINERALS

The land will be sold to include all such rights currently belonging to the Vendor.

ENTITLEMENTS TO BASIC PAYMENT SCHEME

None.

BUILDINGS AND DEVELOPMENT POTENTIAL

There is a dilapidated cottage on Lot 3 which has been fenced off and **no access is permitted into the cottage as it is in poor condition and considered dangerous.**

LOT 3

A 50% Development Clawback Clause over a 50 year period will be reserved by the Vendor.

LOT 4

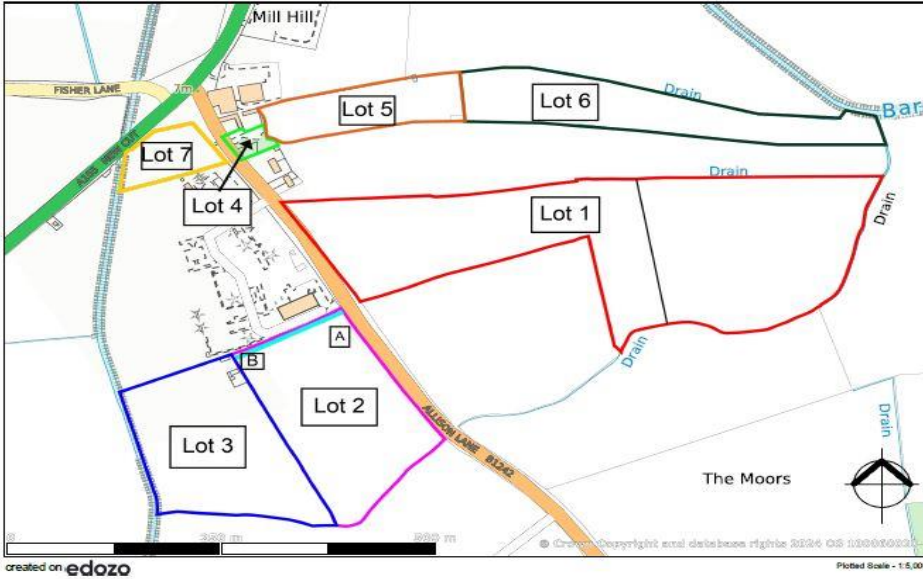
A 50% Development Clawback Clause over a 50 year period will be reserved by the Vendor.

CONTAMINATION

The Vendor is not aware of the land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee or guarantees in this respect and advises the Purchaser(s) to make such enquiries and investigations which may be necessary to satisfy themselves that none of this land is so filled.

There is a small pallet of asbestos in Lot 3 which will be the responsibility of the Buyer to deal with at its own cost and we are unable to confirm what is in the dilapidated cottage.

The buyer of Lot 3 will also be required to dispose of the hedge cuttings and rotted bales in Lot 3.



TENURE & POSSESSION

The land is for sale freehold with vacant possession available on completion.

PLANS, AREAS & CONDITION

The plans and the areas stated are for guidance only and are subject to verification with the registered Title. All prospective purchasers are deemed to have inspected the property and satisfied themselves as to the condition of all lots prior to submitting their bids.

VAT

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

HOLDOVER/PRE-ENTRY

Should early entry be required it will be granted on the dates that contracts are exchanged on payment of a double deposit (20% of the purchase price).

DIRECTIONS

6 miles south from Bridlington on the A165 take the turning signposted to Ulrome, Skipsea and Hornsea. Lot 7 is on the corner and the entrances to the other Lots are within the first 200 metres along the B1242.

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- Sales of Farms and Land
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- 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.

