



DAM LANE OTTRINGHAM EAST RIDING OF YORKSHIRE

**£400,000
FREEHOLD**

Frank Hill & Son are pleased to offer to the market 36.366 Acres or thereabouts of productive Grade 2 arable land and a general-purpose Farm building, situated on Dam Lane. The land also benefits from road frontage to this lane South of the A1033 between Keyingham and Ottringham, 10 miles South East of Kingston upon Hull.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



• Productive Grade 2 Arable Land • Vehicle Access from Dam Lane • Straw Shed 50ft x 100ft

Method Of Sale

The property is offered for sale by private treaty as a whole.

Exchange Of Contracts & Completion

The exchange of contracts is to take place 28 days after receipt by the purchaser's solicitor of a draft contract. Completion is 28 days later. A deposit of 10% of the purchase price will be payable on exchange of contracts

Takeover

Possession will be given on completion except for the buildings which the vendor reserves the right to use until 1st July 2025. Early entry will be granted prior to the completion on the payment of a double deposit

Tenant Right & Cropping Cultivation & Growing Crop

There will be no charge for tenant right nor any counterclaim for dilapidations. Details of back cropping are available from the Agents.

Statutory Designation

The land lies within a nitrate Vulnerable Zone.

Land Area

The land is currently registered for BPS in two parcels, the total area being 14.77ha with 14.69ha eligible for BPS, as part of a larger holding. The land is not currently subject to any other Agri-Environment schemes. A further 1.28 hectares of verge is occupied outside the land registry title.

Minerals

All mineral rights owned by the vendors except as reserved by statute 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 of way, whether public or private, light support drainage and electricity supplies and all other rights, easements, quasi-easements and all wayleave whether referred to or not in these particulars.

Drainage

The land is partly drained. Plans are available. The land lies within the South Holderness Internal Drainage Board district. Amount to apportion

Land Registry

The land is currently registered under Title Numbers HS243293 and HS240571

Planning

The farm building was erected in 2010 with an agricultural prior approval - details available The vendors nor their agents give any undertaking or warranty as to any legal uses of the land. Any enquiries should be directed to the planning department of the East Riding of Yorkshire County Council, Beverley

Tenure

Freehold with vacant possession

Viewing

Viewing at any time during daylight hours whilst in possession of a copy of these particulars.

Solicitor

D.R Macnamara, Sanderson Solicitors, Withernsea

Agents Notes

Frank Hill & Son for themselves and the vendors of the property or articles in these particulars, give notice that these particulars are intended to give a fair and accurate general outline for the guidance



of intending purchasers but do not constitute any part of an offer or contract. All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messer's Frank Hill & Son or the vendors. None of the statements contained in these particulars as to the property or articles is to be relied upon as statements or representations of fact. Intending purchasers should make their independent enquiries regarding past or present use of the property before purchase. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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. The vendor does not make or give and neither Messer's Frank Hill & Son nor any person in their employment has any authority to make or give any representations or warranty whatever in relation to this property.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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