



Best Offers Over £2,000,000

**Southfield Farm Cumbrian Way, Bransholme, Hull, East Yorkshire,
HU7 5ES**

LEONARDS
— SINCE 1884 —

SOUTHFIELD FARM CUMBRIAN WAY, BRANSHOLME, HULL, EAST

- c.94.60 Acres (38.28 Hectares)
- Land on the Urban Fringe
- Potential Long Term 'Hope Value'
- Available as a Whole
- Freehold with Vacant Possession
- Excellent Opportunity

Location

The land parcel is situated towards the north eastern fringe, approximately 5 miles north of the city centre and a short distance south west from the village of Wawne, with access leading from Cumbrian Way.

Land

The land is in a single block divided up into several land parcels and includes a number of woodland copses. To the north, the land borders an established solar park, to the east it is bounded by the Holderness Drain and to the south by Bransholme Nature Reserve.

Under the Agricultural Land Classification Map, the land is identified as being Grade 3, the Soil Association being 'Wallasea 1', a marine alluvium.



Designations Etc.

The land is located within a surface water Nitrate Vulnerable Zone (NVZ).

The land is identified under the Hull Local Plan as part of its Green Network, but shown as 'agricultural land', which is covered by Policy 43 'Green infrastructure and the Green Network' in the Hull Local Plan. Further enquiries as to alternative uses should be directed to the Local Authority, The Hull City Council (01482) 330077, or advice should be sought from an appropriately qualified independent Town Planner.

A 12 Month Exclusivity Agreement has been entered into with a third party Energy Developer over part of the land (c.37 acres) as from 13th April 2023.

Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme (BPS). Areas quoted in these particulars have been taken from the Rural Land Register.



Wayleaves, Easements & 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 of 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 understood to be a 180mm diameter foul water drain along the western boundary of the land. An as built plan is available, however it is believed no formal easement was entered into with the water authority when the drain was laid.

There is an electric transmission line running along the southern boundary of the land, a copy of the easement is been sought from the owners, there is believed to also be a 600mm water main main pipe under the land. Again further details are being sought.

Method of Sale

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

Tenure & Possession

The land is owned freehold subject to a 3 year Farm Business Tenancies (FBT), granted 1st September 2020. There is an early resumption clause to gain possession of the land for any 'non-agricultural' purpose.

Sporting, Timber & Minerals

The sporting rights are included in the sale, together with the mineral rights so far as these are owned.

Contaminated Land

The vendors and their agents are not aware of any of the land being filled with any contaminated matter referred to in the Environmental Protection Act 1990, however you should satisfy yourself on this aspect.

Valuations & Deductions

Dependent upon the time of year possession is taken and the 'early resumption' clause is triggered, the purchaser will be responsible for paying an ingoing valuation as is stipulated in the farm business tenancy. The purchaser(s) shall not make any claim for deductions or dilapidations of any kind what so ever.

Plans & 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 are stated and given as a guide only and should be checked by you or your own agent(s).

Viewing

As the land is occupied, we ask that viewings are undertaken after firstly speaking with the sole agents on (01482) 375212





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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