



Guide £45,000 - £55,000

c.4 acres Hull Road, Keyingham, Hull, HU12 9FF

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## C.4 ACRES HULL ROAD, KEYINGHAM, HULL, HU12 9FF

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- c.4 acres of land on Hull Road, Keyingham
- Newly sown with Grass
- Ideal Land for Pony Paddocks
- Mains Water Supply
- Basic Perimeter Fence Included
- Access off Hull Road
- Guide £45,000 - £55,000
- Freehold with Vacant Possession

### Location

The property is located to the West of Keyingham around 10 miles from Hull. Access is from Hull Road approx. half a mile outside the boundary of Keyingham.

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### Land Classification

The Agricultural Land Classification Maps show the natural agricultural grade as being Grade 3 Good to Moderate. However it is acknowledged part of the land was used for waste disposal.

### Designations

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

### Rural Payments Agents and Environmental Schemes

The land has been registered with the Rural Payments Agency (RPA) for the Basic Payment Scheme (BPS). Payments in relation to BPS are being retained by the outgoing occupier. The land is not known to be included in any Environmental Scheme.

### Sporting and Mineral Rights

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

### Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses 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. To the sellers belief, there are no current wayleaves, easements or rights of way affecting the land. The vendor will grant the purchaser with a right of way to access their land using the current entrance on to Hull Road.



### Drainage and Outgoings

There are a number of drains and dykes which go to form part of the boundary to the property. Part of the land is within the South Holderness Internal Drainage Board Boundary and therefore may be subject to drainage rates. The land in part benefits from an under-drainage scheme. The purchaser will be granted the right to drain through the vendor's drains to the outfall should they wish to drain the land - drainage plan available on request.

### Contaminated Land

Part of the land; the north-eastern corner was previously used as a landfill site. The land has been capped off and farmed with the remainder of the field. The vendor can provide a Landmark Environmental report with detailed maps and analysis, available on request.

### Services and Fencing

A mains water supply that was previously used by the vendor for the watering of cattle can be found where the property meets Hull Road. There is no electricity supply to the property. The property has recently been sown with grass seed. The vendor has installed a series of fence posts to demarcate the area to be sold. Included in the purchase price is a basic specification of fencing to the open boundaries, being post and pig wire with two strands of smooth wire over. Should the successful purchaser require an alternative specification this would need to be agreed with the landlord and may cost extra.

### Method of Sale

The property is offered by private treaty with the guide price in the range £45,000 - £55,000. The vendor reserves the right to conclude the sale by any other means at their discretion.



### Tenure and Possession

The land is sold freehold with vacant possession upon completion. There will be an easement in favour of the purchaser allowing them to access the property from Hull Road.

### Valuation and Deductions

There will be no ingoing valuation to pay and the purchaser shall not make any claim for deductions or dilapidations of any kind whatsoever.

### Local & Statutory Authorities

The East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA Tel: (01482) 887700 Web: [www.eastriding.gov.uk](http://www.eastriding.gov.uk)  
Yorkshire Water Services Tel: 03451 242424 Web: [www.yorkshirewater.com](http://www.yorkshirewater.com)  
Northern Powergrid Plc. Tel: 0800 375 Web: [www.northernpowergrid.com](http://www.northernpowergrid.com)

### Plans and Measurements

Any plans forming part of the particulars are included for identification purposes and do not form part of any contract for sale.

### Viewings, Health & Safety

We ask that if you view you do so during daylight hours and take care for your own personal safety and the safety of others.

### Sole Agents

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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.

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