



## Land Lying To The North of Lighthouse Road Flamborough,

- Approximately 3.08 Acres
- Desirable Flamborough Location
- Prime Grazing Land
- Investment Opportunity

Asking Price £75,000

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## Land Lying To The North of Lighthouse Road Flamborough, Bridlington, YO15 1NT

### DESCRIPTION

An excellent opportunity to acquire a substantial parcel of grazing land extending to approximately 3.08 acres, located in the highly sought-after coastal village of Flamborough.

This well-sized plot offers open ground ideal for equestrian use, grazing livestock, or potential agricultural purposes (subject to any necessary consents). Bordered by established hedgerows and fencing. It enjoys far-reaching countryside views, the land benefits from a peaceful rural setting while still being within easy reach of the village amenities and coastline.

Whether you're looking to expand existing land holdings, invest in agricultural land, or seeking space for private use, this plot represents a rare opportunity in a desirable location.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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