

A Parcel of Grassland

Wood Lane, North Howden, East Yorkshire, DN14 7LE



FOR SALE BY INFORMAL TENDER

**Closing date for tenders :
12 noon on Friday 23rd July 2021**

Guide Price : Upwards of £80,000

25 Bridgeway
Howden
East Yorkshire
DN14 7AA

Tel: 01430 431201
Fax: 01430 432114
E-mail: howden@screetons.co.uk
Offices also at Goole & Snaith

www.screetons.co.uk

- **Description**

A parcel of grassland extending to approximately 4.8 acres (1.94 hectares).

- **Situation**

The land is situated off Wood Lane, North Howden approximately one and a half miles from the historic market town of Howden and access to the M62 Motorway via junction 37.

- **Schedule**

<u>Field No</u>	<u>Ac</u>	<u>Ha</u>	<u>Description</u>
Pt 3189	4.8	1.94	Grassland

- **Fencing**

The purchaser will be responsible for erecting a stock proof post and wire fence along the boundary between the points A, B and C within six weeks of completion of the sale transaction.

GENERAL REMARKS

- **Tenure**

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

- **Possession**

The land is being offered for sale with vacant possession upon completion. Completion will take place after the existing hay crop has been harvested.

- **Method of Sale**

The land is being offered for sale by 'Informal Tender'.

All tenders must be submitted on the relevant tender document and returned to the Agents Office no later than 12 noon on Friday 23rd July 2021. All tenders must be submitted in a sealed envelope marked 'Land at North Howden'. Please confirm that you have the necessary cash funds.

Our client reserves the right not to accept the highest or indeed any bid made in this respect.

- **Wayleaves, Easements and Rights of Way**

The land is sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

- **Outgoings**

We understand that the land is subject to an annual drainage rate.

- **Basic Farm Payment Scheme**

We understand that the land is not included on the Rural Land Register.

- **Sporting Rights**

All sporting rights are in hand and will be included within the sale.

- **Quota's**

There are no quotas attached to the land and there are no quotas included within the sale.

- **Minerals**

The mineral rights are included in the sale.

- **Deductions**

The buyer will not make any claim for deductions or dilapidations whatsoever.

- **Viewing**

The land can be viewed at any reasonable time.

- **Contaminated Land**

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

- **Plans & Particulars**

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

All plans are for identification purposes only, and are not to scale. The plans have been reproduced with the sanction of HMSO under licence number 100004776. Crown copyright reserved.

- **Local Authorities**

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.
Tel : (01482) 887700

Ouse & Humber Internal Drainage Board, 91 Bridgegate, Howden, Goole, East Yorkshire, DN14 7JJ
Tel : (01430) 430237

Rural Payments Agency, P O Box 352, Worksop, S80 9FG
Tel : 03000 200 301

- **Services**

Prospective purchasers can make the relevant enquiries from the following utility companies with regard to the services available.

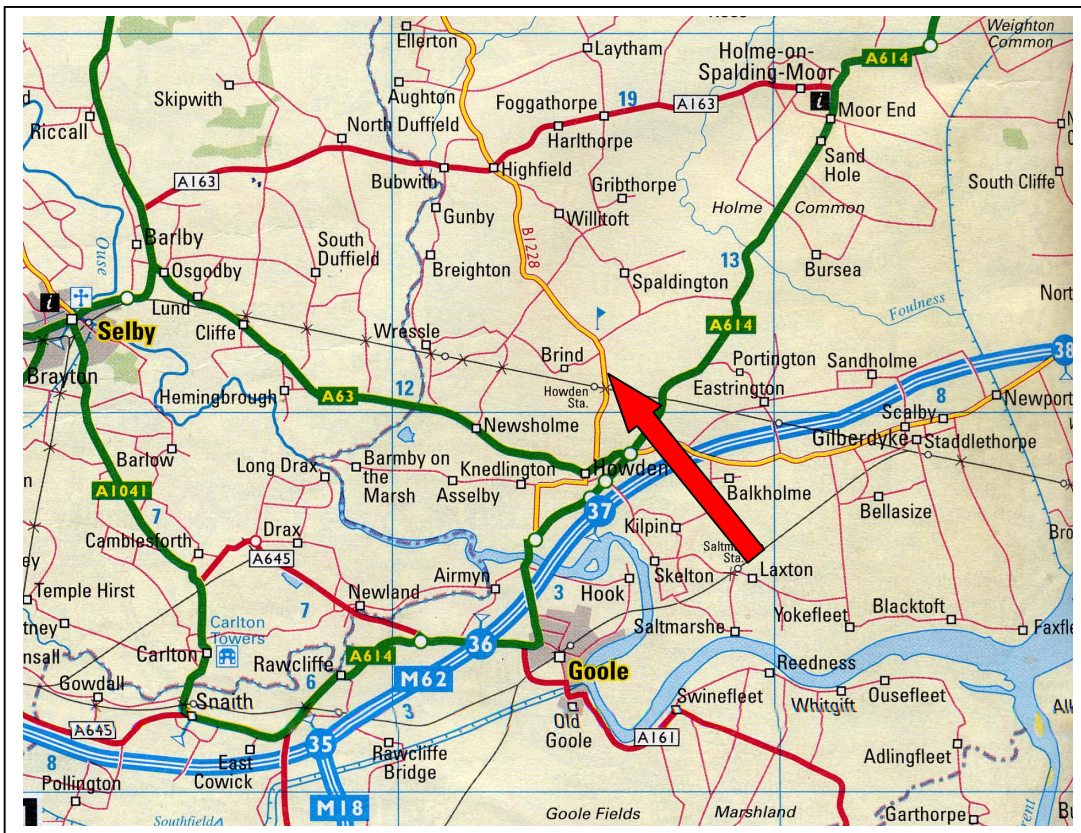
Yorkshire Water Services (New Supplies & Enquiries), Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ.

Yorkshire Electricity – New Supplies, Supply Line (YorkshireElectric) PO Box 161, 161 Gelderd Road, Leeds, LS1 1QZ.

- **Misrepresentation Act 1967**

1. The Agents acting for the Vendor of the land give notice that none of the statements in these particulars as to the land are to be relied upon as a statement of representation of fact. Sales particulars and plans are for reference only and any error or omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for actions of law.

2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars



PROFESSIONAL PROPERTY SERVICES INCLUDE:

- RESIDENTIAL SALES & LETTINGS
- NEW HOMES
- AUCTIONS
- DEVELOPMENT & BUILDING LAND
- COMMERCIAL SALES & LETTINGS
- AGRICULTURAL
- MORTGAGE & FINANCIAL
- VALUATION & SURVEY
- FREE MARKET APPRAISAL
- FLOOR PLANS
- ACCOMPANIED VIEWINGS
- NEGOTIATORS VISIT ALL PROPERTIES FOR SALE
- TEXT MESSAGING & EMAIL MAILING LIST
- PROPERTIES AVAILABLE 24-7 ON SCREETONS.CO.UK
- QUALITY BROCHURES WITH DIGITAL COLOUR PHOTO'S
- FRIENDLY, SPACIOUS OFFICES SET IN PRIME LOCATIONS

IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.