



screetons

Parcel of Land

Bellcross Lane, Howden, East Yorkshire



A rare opportunity to acquire this parcel of amenity land, which is situated on the edge of the market town of Howden. The land which extends as a whole to approximately 1,340 square yards or 0.28 acres has formally been used as market garden land, however has not been cultivated for a number of years.

FOR SALE BY TENDER
Guide Price £25k+

25 Bridgeway
Howden
East Yorkshire
DN14 7AA

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E-mail: howden@screetons.co.uk
Offices also at Goole, Snaith & Thorne

www.screetons.co.uk

- **Situation**

The land is situated fronting Bellcross Lane which is accessed from Boothferry Road on the edge of the market town of Howden. Access to the motorway network is approximately one mile at J37 of the M62 motorway.

- **Description**

The land, edged red on the accompanying plan having a frontage of 98 ft. extends to approximately 1,340 square yards or 0.28 acres. The land, which has been formally used as market garden/orchard land has not been cultivated for several years and is therefore currently overgrown. The land has the potential for a variety of uses subject to obtaining the relevant planning consents.

- **Method of Sale**

We are offering the land for sale by INFORMAL TENDER as a whole. All tenders must be submitted on the relevant tender document and returned to the Agents office no later than 12 noon on Friday 19th November. All tenders must be submitted in a sealed envelope marked, 'Parcel of Land, Bellcross Lane, Howden'.

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

- **Viewing**

The land is accessed from Bellcross Lane and is currently pedestrian only. The land is extremely overgrown and therefore prospective purchasers should proceed with care and view entirely at their own risk.

- **Tenure**

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have had 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 property.

- **Planning**

Prospective purchasers are advised to contact the local authority to discuss any further planning requirements.

East Riding of Yorkshire Council
Development Control Division (Goole)
Council Offices
Church Street
Goole
DN14 5BG Tel: 01482 393891

- **Wayleaves, Easements & 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 property whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

- **Plans and Particulars**

All plans are for identification purposes only, are not to scale and have been reproduced with the sanction of HMSO under licence No. ES780065. Crown copyright reserved. The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of intending purchasers. Neither the vendor nor his Agent accepts any liability for their accuracy whatsoever.

- **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

British Gas (North Eastern) Vicarage Street North Wakefield, West Yorkshire, WF1 4JU

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.