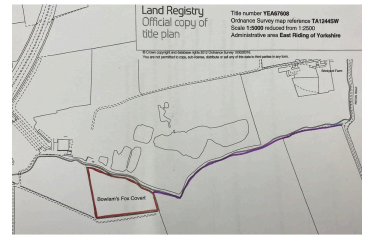


FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Bowlams Covert, Riston Road, HU17 5PR

Guide price £50,000

- 5.59 Acres of wood/scrub land
- Convenient location for Environmental Development

An opportunity to purchase a 5.59 acre plot of land West of Riston Road, Catwick with a right of road from Riston Road The land is a former Fox Covert being 5.59 acres or thereabouts.



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Directors: R E Ward FRICS FAAV FLAA. C F Hill FNAEA FNAVA SCV. P Mortimer BSc

General

The Land is a former Fox Covert being 5.59 Acres or thereabouts. The land has a right of road from Riston Road Catwick. The property is edged red on the attached plan.

Land Registry

The property is registered Title No YEA67608.

Easements & Wayleaves

A right of road at all times and for all purposes over the access from Riston Road. This is shown coloured purple on the plan and is referred to on the property register.

Restrictions & Covenants

None existing. None to be placed on the property by the vendor.

Planning

The Vendors nor their agents Frank Hill & Son (Auctioneers & Valuers) Ltd give any undertaking or warranty as to any legal uses of the land. Any enquiries should be directed to the planning department of the East Riding Of Yorkshire Council, Beverley.

Services

Not presently connected. Any intending purchaser to satisfy themselves as to mains connection requirements

Tenure

Freehold with Vacant Possession.

Outgoings

Beverley and Holderness IDB Rates amount not known

Viewing

Viewing via the access road anytime during daylight hours by arrangement with Frank Hill & Son.

Agents Notes

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a consequence of this New Legislation the Vendor's Agents will need to undertake Due Diligence check on potential purchasers prior to an offer being accepted. Please contact the Agents for further information. Money laundering 2003 & Immigration Act 2014 Intending purchasers will be asked to produce identification documentation.

Solicitors

Burstall Solicitors, Ocean Chambers, 54 Lowgate, Kingston upon Hull HU1 1EJ

Additional Information

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that · These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract · All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors · None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase. · Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. · No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property. · The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property



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