



6.1 Acres Accommodation/Amenity Land
Swinefleet Road, Goole, DN14 5UU

For Sale By Tender
Offers in the Region of
£100,000

Property Features

- Accommodation/Amenity Land
- 6.1 Acres or thereabouts, close to the centre of Goole
- Land sold as seen and subject Japanese Knotweed infestation and various prescriptive rights of way.
- By Informal Tender
- Offers by Friday 22nd March 2024



Full Description

LOCATION

The land is located off Swinefleet Road, Goole in the part of Goole known as 'Old Goole' and has residential housing adjoining.

DESCRIPTION

This land comprises 6.1 acres or thereabouts and was formerly part of SE 7422 6159 and classed as permanent grass. The site is currently overgrown

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

The land is shown on the plan edged red and hatched yellow and the probably prescriptive rights of way shown blue.

JAPANESE KNOTWEED

A report from Japanese Knotweed Ltd is available for inspection and sets out the history of treatments carried out and details the situation in 2020. No treatment work has been carried out since. Japanese Knotweed is still evident on site.

PLANNING

Various planning applications for residential dwellings have been submitted over the years on this site and the land adjoining. They were all either refused or withdrawn as they were resisted by the local authority and in particular due to a strong objection from the Environment Agency on flood risk grounds.

As previously advised the land is sold as seen and any offers which are conditional upon planning will not be considered.

LOCAL PLANNING AUTHORITY

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA
Telephone: 01482 393939

ACCESS

Access is taken directly off Swinefleet Road.

TENURE AND POSSESSION

The land is being sold freehold and with the benefit of vacant possession on completion.

VIEWING

The land may be accessed and viewed on foot at any reasonable time during daylight hours in possession of a set of these sales particulars.

METHOD OF SALE

The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following on the Tender Form:-

1. Expressed as a lump sum total (not per acre)
2. Confirm full name and address and contact telephone number of Purchaser(s)
3. Confirm full name and address and contact number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or upon the sale of another property.
5. Submitted in a sealed envelope marked
"Land at Swinefleet Road, Goole, DN14 5UU"
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 22nd March 2024** to Townend Clegg Agriculture, Bishops Manor House, Market Place, Howden, DN14 7BL

To avoid duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids are not acceptable.

17 Market Place,
Howden,
DN14 7BL

www.townenddegg.co.uk
howden@townenddegg.co.uk
01430 432211

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements