



**Townend
Clegg & Co**

CHARTERED SURVEYORS SINCE 1895

HALDENBY PARK, HIGH STREET, LUDDINGTON DN17 4QP
FOR SALE BY TENDER PRICE GUIDE £350,000





SITUATION

From Goole take the A161 through the Village of Swinefleet into Eastoft. In the centre of Eastoft turn left onto the B1392 signed posted Luddington. On reaching Luddington proceed to the centre of the Village and turn left into High Street. After passing the Primary school on the left hand side turn immediately left onto a farm track. Haldenby Park will be found at the end of the farm track.



HALDENBY PARK

This consists of a Grade 2 Listed Detached property which was originally built in the middle of the 18th Century having subsequently been extended on numerous occasions and stands in a Parkland setting in an excellent rural position on the edge of the Village of Luddington which is some 10 miles southeast of Goole and some 15 miles northwest of Scunthorpe and within easy reach of J2 of the M180 Motorway.



The property has not been occupied for some considerable time and has fallen into a semi-derelict condition. Haldenby Park is now being Offered For Sale in its present condition after certain works have been undertaken by the present owner.



On completion of the Renovation Project the Plans show that the property will then have the following accommodation:-

GROUND FLOOR

Entrance Hall with original staircase
3 Reception Rooms
Billard Room
Kitchen
Scullery
Bathroom
Access in to 4 Cellars

FIRST FLOOR

7 Bedrooms
Bathroom

SECOND FLOOR

Potential for up to 5 further Bedrooms

TO THE OUTSIDE

Brick and Slate DOUBLE GARAGE.

Mature Parkland Gardens with walled garden to side and extensive Parking Facilities.

SERVICES

It is pointed out that only mains water is currently available to the property and therefore it is recommend that all interested parties should make their own enquires with the relevant Statutory Authorities as to the points of connection and costs of providing further services to the property.

STATIC CARAVAN

The Static Caravan currently situated on the Site is to be included in the Sale.

FLOOR PLANS

The Floor Plans showing the proposed accommodation are intended as a guide only. They are provided to give an overall impression of the proposed room layout and should not be taken as being scaled drawings.

PHOTOGRAPHS

It should be noted that the black and white photographs were taken in approximately 1950 with the colour photographs taken recently.





MODE OF SALE

This property is being offered for Sale by Informal Tender with the Closing Date for Offers being Friday 12th March 2021. Offers should be made in writing and the offer letter should clearly set out the following:-

1. Your name, address, telephone numbers and email.
2. The amount of your offer.
3. Confirmation as to how your offer will be funded (i.e. cash or loan).
4. Any other conditions, in detail, which maybe attached to your offer.
5. The Solicitors acting on your behalf.

Your Offer should be sent to the Agents Office at 4 Belgravia, Goole, DN14 5BU in an envelope clearly marked "Haldenby Park Tender".

Once a Preferred Offer has been decided upon the prospective purchaser will be required to provide Proof of ID, Proof of Residency and Proof of Funding.

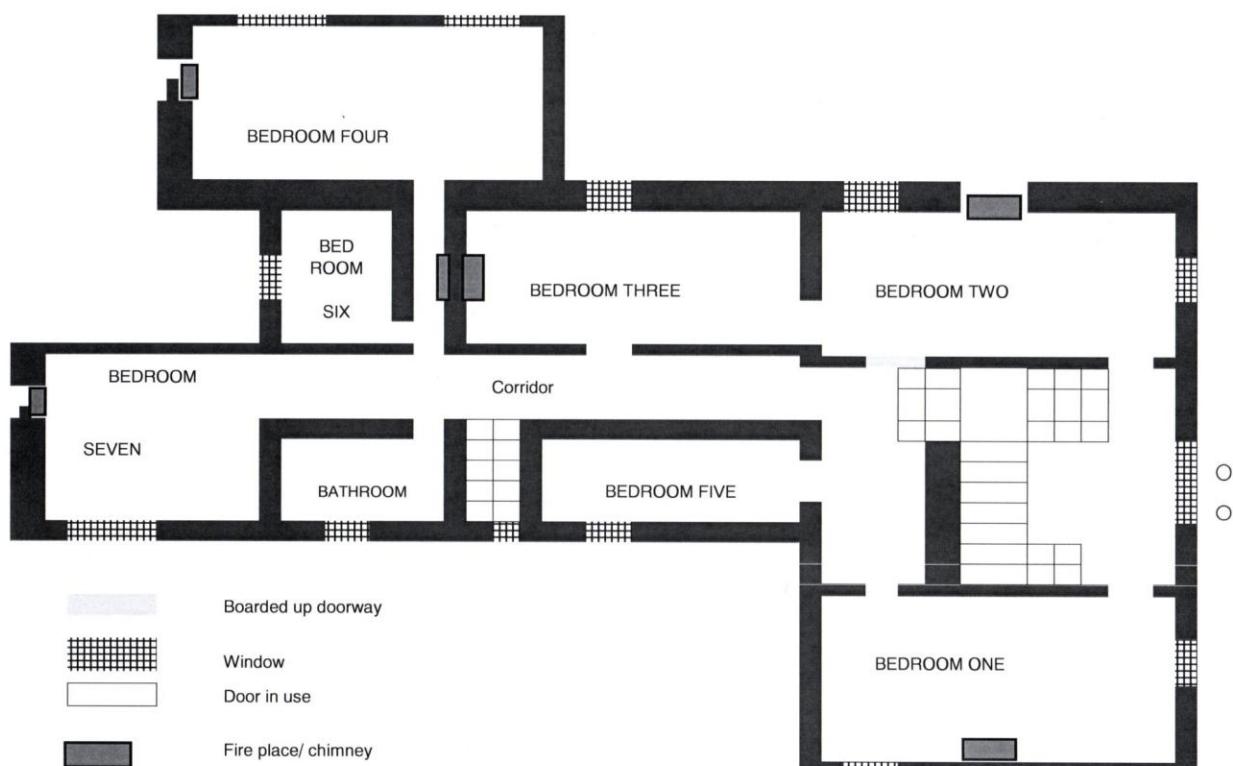
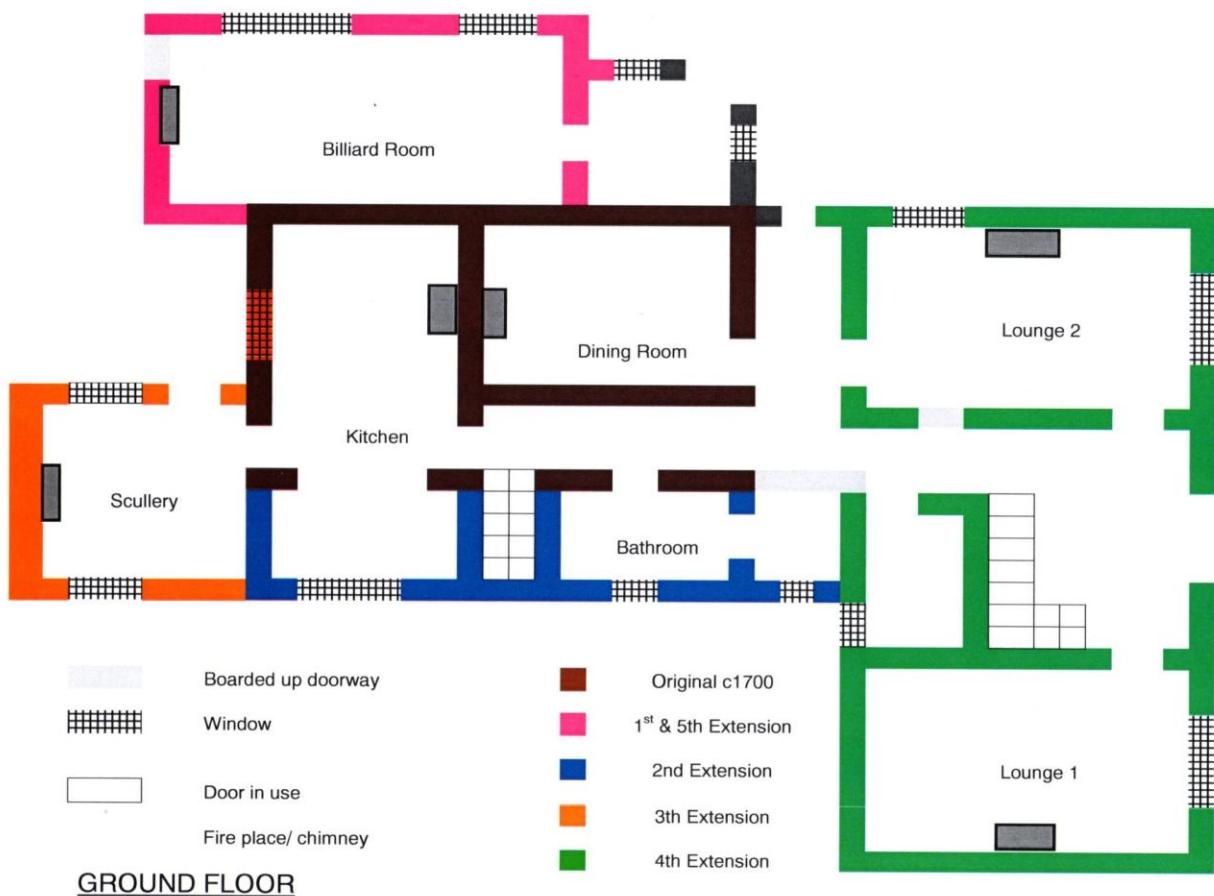
VIEWING

STRICTLY BY APPOINTMENT with the Agents Goole Office on 01405 762557.

ADDITIONAL INFORMATION

Should you require any additional information regarding the Sale of Haldenby Park please contact Stephen Townend 01405 762557





FIRST FLOOR

