



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**14.34 Acres of Arable Land**

Gas House Lane, Boothferry Road

Howden, DN14 7TG

**For Sale by Tender  
Guide Price £150,000**

# Property Features

- For Sale by Tender
- Closing date 18th August 2023
- 14.34 acres of Arable Land
- Edge of Town Location
- Vacant possession upon Completion

## Full Description

### SITUATION

The Land is situated on the South Eastern edge of the Town of Howden and is approached from Boothferry Road (A614) via Gas House Lane with a possible secondary access from Bellcross Lane and is as edged red on the attached Reference Plan and marked by one of our distinctive For Sale Board on Site.

### THE LAND

This comprises of part of a field No SE7528-7815pt and extends in all to 14.34 acres or thereabouts (5.80 HA) and has access off Gas House Lane with a probable secondary access from Bellcross Lane. The Land is in Arable cultivation with the last three years cropping having been winter wheat.

The Land is to be left in stubble following the harvesting of the current wheat crop. Boundary markers will be placed on Site once the wheat crop has been harvested.

### TITLE NUMBERS

The Land comprises of the following Land Registry Titles:

YEA94134

YEA92308 (Part) currently being registered

YEA104010 First Registration Pending

### BASIC FARM PAYMENT ENTITLEMENTS

There are no Basic Farm Payments included within the Sale and the 2023 Basic Payment is reserved to the current occupier.

### TENANTRIGHT & DELAPIDATION

There is no Tenant right payable upon the Land and a purchaser shall have no right to claim for any dilapidations.

### INSPECTION

The Land may be inspected at any reasonable time upon receipt of these particulars.

### TENURE

The Tenure of the Land is Freehold with the benefit of vacant possession upon Completion of the Sale which shall be the 2nd October 2023.

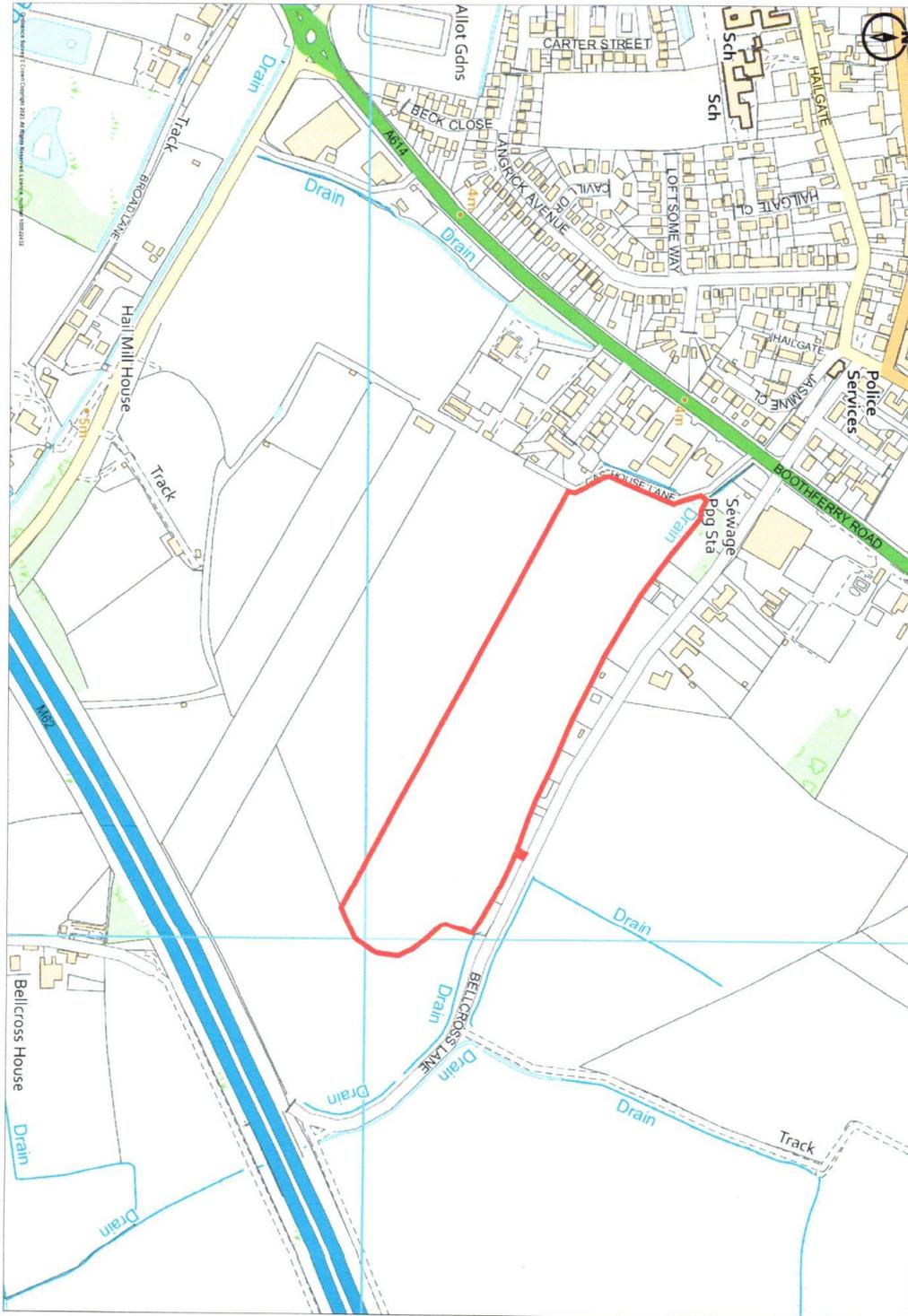
## BASIS OF SALE

The Land is offered For Sale by Informal Tender and interested parties should submit their offers in writing to be received at the Goole Office of Townend Clegg & Co by 12 noon on Friday 18th August 2023.

Your Offer should set out the following information:

- 1) Your full name, address and contact details.
- 2) The amount of your Offer
- 3) Any conditions attached to your Offer
- 4) Confirmation that you are able to sign and exchange a contract within 42 days of notification of acceptance of your Offer.
- 5) Proof of funds and how the purchase is to be funded
- 6) The name, address and contact details of the Solicitor that will be representing you if your offer is accepted.

The successful Purchaser will be requested to provide Photo ID and proof of residency prior to the instructing of a Solicitor.



**Promap**  
 LANDMARK INFORMATION  
 Ordnance Survey © Crown Copyright 2023. All Rights Reserved.  
 Licence number: 100029232  
 Printed Scale: 1:5000. Paper Size: A4

4 Belgravia,  
 Goole,  
 DN14 5BU

[www.townenddegg.co.uk](http://www.townenddegg.co.uk)  
[sales@townenddegg.co.uk](mailto:sales@townenddegg.co.uk)  
 01405 762557

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