

**Townend  
Clegg**

**AGRICULTURE**

**SWINEFLEET ROAD, GOOLE, DN14 5UU**

**6.1 ACRES (2.47 HECTARES)  
ACCOMMODATION/AMENITY LAND**



**FOR SALE BY INFORMAL TENDER**  
**Closing Date:**  
**12 NOON FRIDAY 22 MARCH 2024**  
**Guide Price:**  
**OIRO £100,000.00**

**Freehold with Vacant Possession on Completion**

**Selling Agents**

Townend Clegg Agriculture  
Bishops Manor  
Market Place  
Howden  
GOOLE  
DN14 7BL

Tel: 01430 432211

Email: [howden@townendclegg.co.uk](mailto:howden@townendclegg.co.uk)

[www.townendclegg.co.uk](http://www.townendclegg.co.uk)

## General Remarks and Stipulations

### 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 property 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 They were all either refused or withdrawn as they were resisted by the Local Authority and in particular due to a strong objection from the Environment Agency on flood risk grounds.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.



### Important Notice

Townend Clegg Agriculture for themselves and the Vendors of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of Townend Clegg Agriculture or their clients. Neither Townend Clegg Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: JC/SJP/TCA  
Date: 16 January 2024

