

**Townend
Clegg**

AGRICULTURE

**THE BUNGALOW
MOOR LEA LANE
GREAT HECK, DN14 0BP
(J34 M62 6 miles) (Hensall 2 miles) (Snaith 6 miles)**



FOR SALE BY INFORMAL TENDER

Closing Date:

12 NOON

WEDNESDAY 14th AUGUST 2024

Guide Price:

OIRO £450,000

Freehold with Vacant Possession on Completion

A Detached Bungalow in 4 Acres

Open Countryside

**2 Reception Rooms, 4 Bedrooms,
Kitchen & Bathroom**

Outbuildings and Grassland Adjoining

Selling Agents

Townend Clegg Agriculture

Bishops Manor

Market Place

Howden

GOOLE

DN14 7BL

Tel: 01430 331333

Email: charles.clegg@townendcleggagriculture.co.uk

www.townendcleggagriculture.co.uk

Location

The Bungalow, Moor Lea Lane, Great Heck, DN14 0BP is situated in open countryside, just south of the M62. The Bungalow is approximately 6 miles from J34 of the M62, 2 miles south of Hensall and 6 miles west of Snaith

The Bungalow will be found when travelling from Snaith along the A645 and on reaching Hensall turn left at the traffic lights and then proceed south into Church Lane over the motorway into Moor Lea Lane and The Bungalow is on the left hand side.

Description

This property offers the rare opportunity to purchase a bungalow in land with equestrian and other potentials. The Bungalow contains Hall, Lounge, Dining Room, Kitchen, Utility Room, 4 Bedrooms and Bathroom. Outside are outbuildings which open onto the land in all just over 4 acres. Modest updating required to unlock the sites excellent equestrian and other potential

Accommodation comprises:-

Central Hall - 11' 11" x 4' 5" (3.63m x 1.35m) plus 12' 6" x 3' 0" minimum (3.81m x 0.91m)

Having UPVC double glazed front entrance door, ceiling coving, central heating radiator and carpeting.

Lounge - 11' 10" x 10' 11" (3.61m x 3.33m) to extremes plus walk in bay area

Having UPVC double glazed bay window, ceiling coving, reconstructed stone fireplace, central heating radiator and carpeting and opening onto:



Dining Room - 10' 11" x 10' 10" (3.33m x 3.3m) to extremes plus walk in bay area 5' 8" x 2' 1" (1.73m x 0.64m)

Having UPVC double glazed bay window, ceiling coving, reconstructed stone fireplace with open fire with central heating back boiler, central heating radiator and carpeting.



Kitchen - 13' 4" x 10' 10" (4.06m x 3.3m)

Having dual effect UPVC double glazed windows, tiled walls and boarded ceiling. Range of fitted units comprising 1 1/2 sink unit set in working surface with built in bottle gas 4 ring hob and cupboards and drawers under, breakfast bar area, further working surface with cupboards and drawers under, larder units with integrated Tricity oven and grill, integrated fridge and matching glazed and other wall units. Carpet tiles.



Utility Room - 10' 10" x 7' 8" (3.3m x 2.34m)

Having 2 UPVC double glazed windows, UPVC double glazed entrance door, stainless steel sink unit with cupboards under, larder unit and matching wall units. Tiled walls and carpet tiles.

Front Bedroom - 10' 0" x 9' 6" (3.05m x 2.9m)

Having UPVC double glazed window, ceiling coving, built-in wall cupboards, central heating radiator and carpeting.



2nd Front Master Bedroom - 12' 11" x 10' 11" (3.94m x 3.33m) to extremes plus walk in bay area.

Having UPVC double glazed bay window, ceiling coving, central heating radiator and carpeting.

3rd Rear Bedroom - 10' 11" x 9' 7" (3.33m x 2.92m) to extremes

Having UPVC double glazed window, ceiling coving, central heating radiator and carpeting.



4th Rear Bedroom - 7' 5" x 7' 5" (2.26m x 2.26m)

Having UPVC double glazed window, ceiling coving, central heating radiator and carpeting



Bathroom - 7' 4" x 6' 11" (2.24m x 2.11m) to extremes
Having UPVC double glazed window, ceiling coving, panelled bath, pedestal wash basin & W.C.; airing cupboard housing cylinder with immersion heater, tiled walls and carpeting.

OUTSIDE

Front, side and rear lawn garden surrounds The Bungalow.

Gated access from the road leads to ample off-road parking for several vehicles and the range of outbuildings which comprise:

2 Storey Brick Built Workshop - 17' 4" x 17' 1" (5.28m x 5.21m)
with concrete floor, steel doors and mezzanine style 1st floor storage.

Attached Brick Built Workshop - 24' 5" x 17' 1" (7.44m x 5.21m)
with concrete floor and steel door.

Old Timber Former Livestock Building & Store

80' 0" x 18' 0" (24.38m x 5.49m)

Having part concrete floor.

2 Old Timber Garage Frames

All opening onto the grass field in all just over 4 acres.

Plan

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

Services

Mains services of Electricity and Water installed.

Drainage is to a septic tank.

Central heating is provided by the open fire in the dining room's back boiler.

None of the services have been checked or tested

Viewing

If you require any further information or wish to view the property please contact the Selling Agents Townend Clegg Agriculture, Bishops Manor, Howden, DN14 7BL 01430 331333 or email charles.clegg@townendcleggagriculture.co.uk

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 "**The Bungalow, Moor Lea Lane, Great Heck, DN140PB**"
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 Wednesday 14th August 2024** to Townend Clegg Agriculture, Bishops Manor, 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.



Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's offices and the Energy Rating is shown.

Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		



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.
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Ref: CAC/MFB/HO-24/122
Date: 25 June 2024

