



**Townend  
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

**4.75 Acres of Land**

Hensall/Gowdall Road,  
Gowdall, Nr Goole, DN14 0AP

**For Sale By Tender  
Price On Application**

# Property Features

- For Sale in 2 Lots
- Lot 1 - 2.53 acres
- Lot 2 - 2.22 acres
- Ideal for agricultural or Equine use
- Vacant possession upon completion

## Full Description

### SITUATION

The Land is situated adjoin the Hensall/ Gowdall Road when leaving the Village of Gowdall and travelling toward Hensall and is shown marked red and green on the attached plan and identified on Site by one of our distinctive For Sale boards.

### THE LAND

This comprises two blocks of Land consisting of:

#### LOT 1 (EDGED AND CROSS HATCHED RED)

2.53 acres or thereabouts of Land being field number SE6122-6036 with access and frontage to Hensall/Gowdall Road currently being fallow but has been in recent arable cultivation.

#### LOT 2 (EDGED AND CROSS HATCHED GREEN)

2.22 acres or thereabouts of self set Scrub Land being field number SE6122-1849 with access and frontage to Hensall/Gowdall Road. The Land was previously in arable cultivation.

### BASIC FARM PAYMENT ENTITLEMENT

There is no basic Farm Payment Entitlement included in the Sale of the Land.

### INSPECTION

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

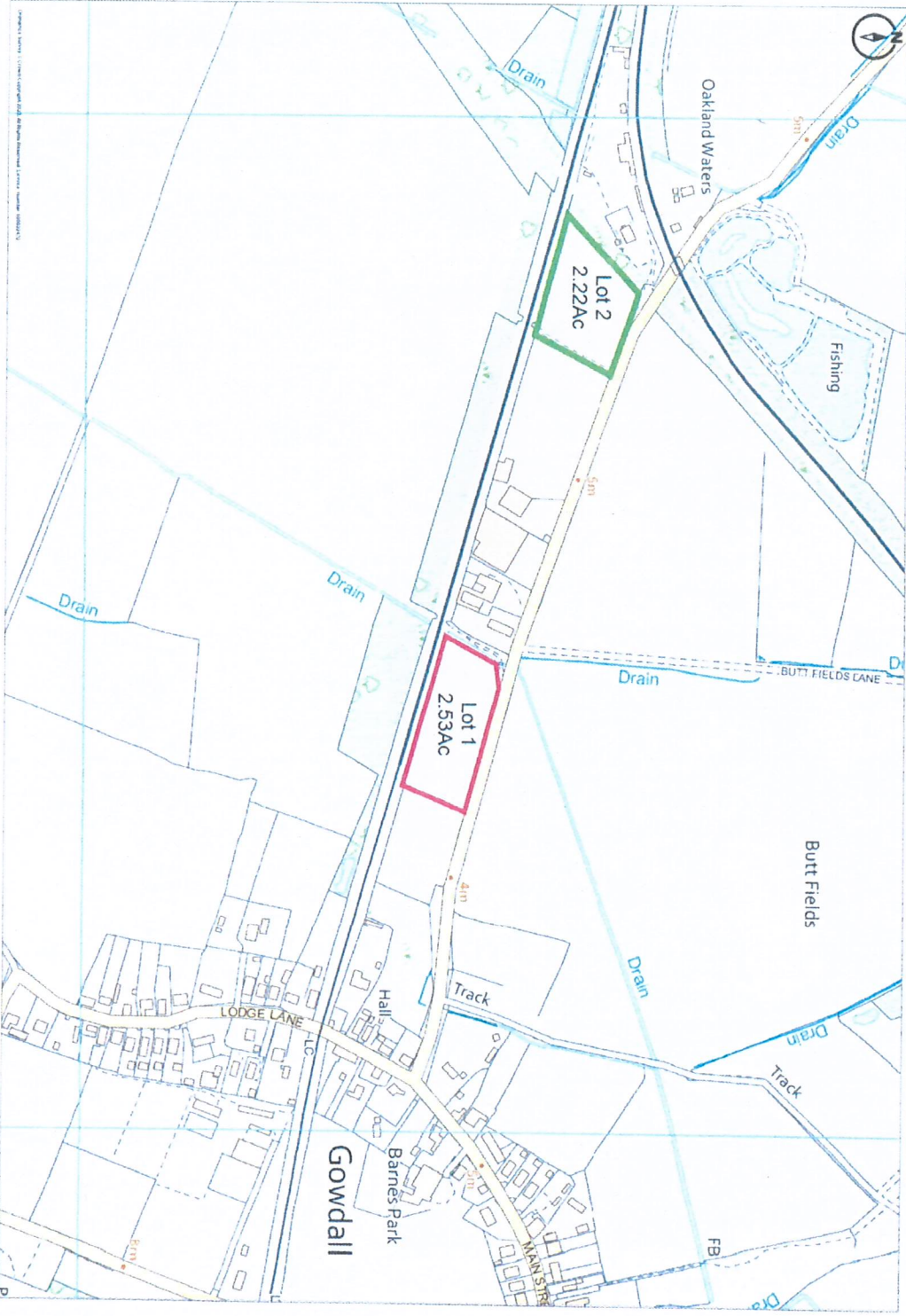
### BASIS OF SALE

The Land is offered For Sale inviting interested parties to submit their highest and best Offer in writing by 12 noon on Friday 30th June 2023.

Your Offer should set out the following information:

- 1) Your full name, address and contact details
- 2) The Lot/Lots that you are Offering on
- 3) The amount of your Offer
- 4) Any conditions that are attached to your Offer
- 5) Confirmation that you are able to sign and Exchange a Contract within 42 days of notification of acceptance of your Offer
- 6) Proof of funds and how the Purchase is to be financed

The successful Purchaser will be required to provide photo ID and proof of residency should their Offer be accepted.



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Printed Scale - 1:5000. Paper Size - A4

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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