

LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)
393998

FOR SALE BY INFORMAL TENDER
GUIDE PRICE £73,000

18 Montague Street, Goole
East Riding of Yorkshire, DN14 6SD



CLOSING DATE FOR RECEIPT OF OFFERS - 12 NOON WEDNESDAY, 21 AUGUST 2024

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL

THE PROPERTY

Two bedroom, mid terrace property of traditional solid wall construction with retrofit external wall insulation fitted in central Goole location, requiring a scheme of repair and modernisation. Accommodation comprises lounge, dining room and kitchen to the ground floor, and two bedrooms and a bathroom to the first floor. The property also benefits from on street parking, an enclosed yard to the rear with access to passageway.

ACCOMMODATION

Ground Floor

Hallway

- doors to lounge, dining room and stairs to first floor.

Lounge

3.35m x 4.34m

- uPVC door, double glazed window and radiator, leading to dining room & stairs.

Dining Room

4.00m x 3.42m

- Electric fire, storage cupboard, radiator and double glazed window.

Kitchen

4.20m x 2.41m

- Wall and base units, 2no. double glazed windows, radiator and uPVC door with access to rear garden.

First Floor

Front Bedroom

3.33m x 4.37m

- Double glazed window, radiator.

Rear Bedroom

3.99m x 2.72m

- Double glazed window, radiator.

Bathroom

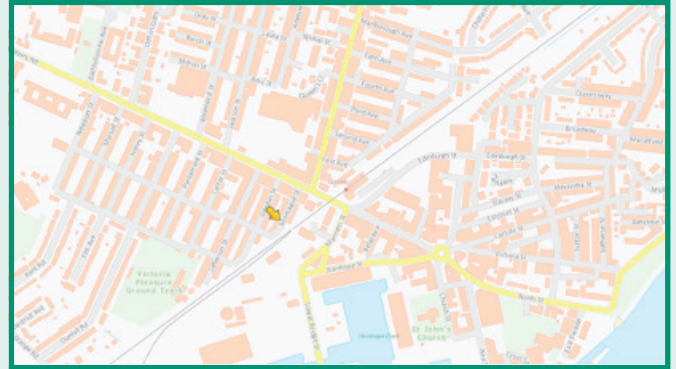
2.72m x 2.39m

- Bath, WC, sink, radiator, frosted double glazed window, cupboard housing combi boiler unit.

LOCATION

The port town of Goole is located on the River Ouse in the East Riding of Yorkshire. Situated between Leeds to the West (approx. 35 miles) and Hull to the East (approx. 30 miles), the town has excellent transport links via the M62.

Montague Street is positioned within the town centre area, being a short walk from the town's amenities such as shops, cafés, bars/restaurants and the train station.



TENURE

The Council owns the Freehold Title to the property (as shown edged red on the plan) under Title Number YEA60455. Title information can be obtained through request.

COUNCIL TAX

The Property has been assessed for Council Tax purposes and is in Band A. This should be confirmed by personal enquiry, available on voa.gov.uk

The Buyer will be responsible for Council Tax on completion of the sale.

SELLER'S COSTS

The buyer will be required to make a contribution of three thousand five hundred pounds (£3,500.00) towards the seller's costs in connection with the sale of the property.

UTILITIES, SERVICES AND HEATING

It is believed that mains gas, electricity and water supplies are available together with connection to the mains drainage system.

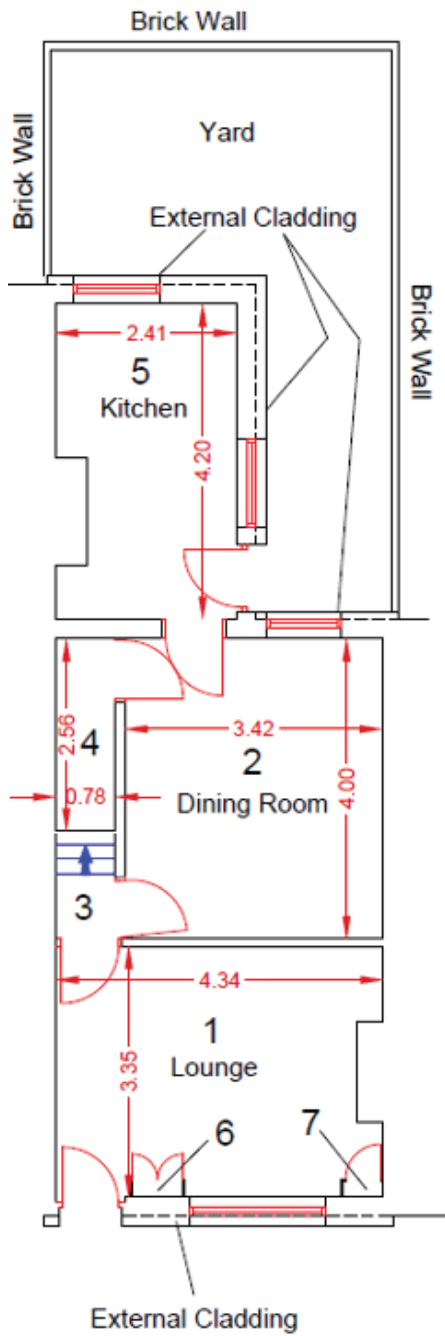
A combi boiler supplies gas central heating. Additionally, there is an electric fire to the front living room. The heating systems have not been tested.

Interested parties are advised to make their own enquiries with regard to the location, availability and safety of utilities, services and heating.

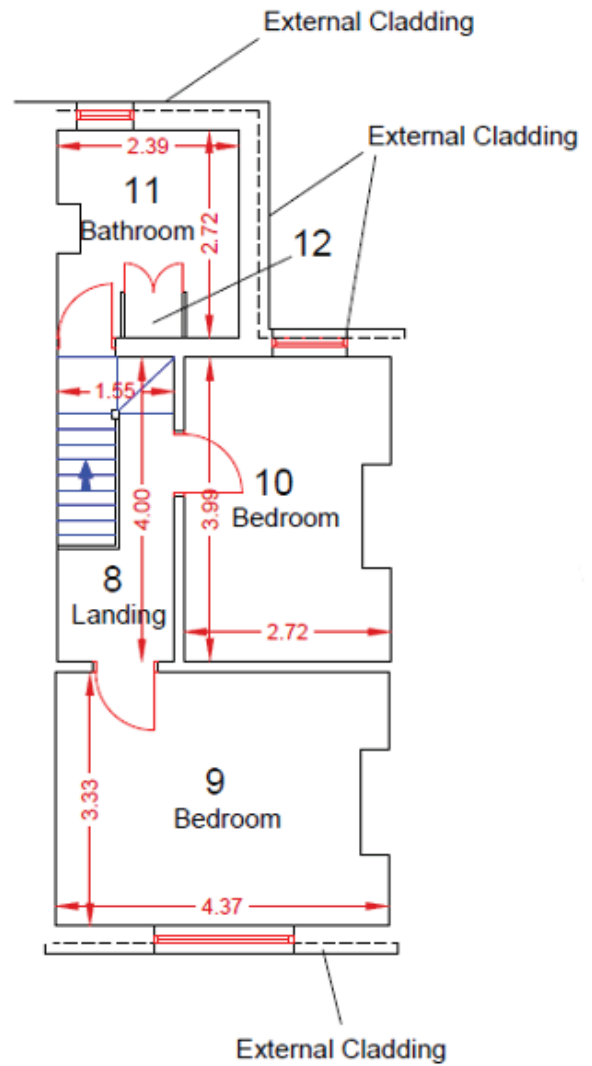
PHOTOGRAPHS



Ground Floor



First Floor



BROADBAND AND MOBILE SERVICE

The Property does not currently have an internet connection, however FTTP (fibre to the premises) is available.

The Property is covered by the four main mobile service providers.

The Buyer should make their own enquiries to establish whether the broadband and mobile services available to the Property satisfy their requirements:

openreach.com

checker.ofcom.org.uk

PARKING

The property features on street parking.

PROPOSED USE AND DEVELOPMENT

The Buyer will be responsible at their own expense for obtaining any planning and other consents necessary in connection with their proposed use and/or development of the Property.

Interested parties should make their own enquiries, and consider submission of a Pre-Planning Application, to confirm that any proposed development would be suitable for the Property: eastriding.gov.uk/planning-permission-and-building-control

BUILDING SAFETY

There are no known building safety concerns.

A survey of condition has not been undertaken and the Buyer is advised to undertake their own investigations regarding the safety of the building.

RIGHTS AND RESTRICTIONS

The Property is sold with the benefit of all accustomed or granted rights of way, water, support, drainage, electricity supplies, light or other easements or quasi easements and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water, gas and other pipes, whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

There is no record of any current Planning Permissions regarding Montague Street, Goole, at the Date of Publish.

Buyers should make their own enquiries to ensure any planned local developments will not affect their proposed use of the Property: newplanningaccess.eastriding.gov.uk

FLOOD AND EROSION RISK

The Property is understood to be at medium risk of surface water flooding and low risk of flooding from rivers and the sea.

Medium risk means that the area has a chance of flooding of between 1% and 3.3% each year.

Low risk means that the area has a chance of flooding of between 0.1% and 1% each year.

Further information is available via the Government's Long Term Flood Risk Service: check-long-term-flood-risk.service.gov.uk

PROPERTY ACCESSIBILITY AND ADAPTATIONS

The property has no accessibility adaptations.

COALFIELD OR MINING AREA

The property is believed to lie within a mining area.

Buyers should make further enquiries with The Coal Authority and British Geological Survey's mining plans:

groundstability.com/public/web/home.xhtml

bgs.ac.uk/information-hub/scanned-records/mining-plans-2

WARRANTY

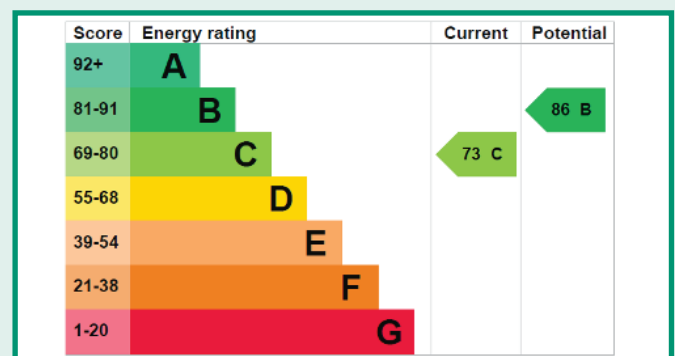
No warranty is given or implied as to the condition or suitability of the property.

VAT

The seller will not charge VAT on this transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with an Energy Efficiency Rating of 'C'. The full energy performance report, including recommendations for improvement, is attached as part of the tender dossier and available to view at: eastriding.gov.uk/propertysearch



GUIDE PRICE

A guide price is provided for general information and marketing purposes only. The property is to be sold in accordance with the tender process and bids are welcomed on that basis.

The seller is happy to accommodate viewings for professional advisors should interested parties wish to seek independent advice.

TENDER PROCESS

The Property is for sale by informal tender and tenders must be submitted in strict accordance with the council's procedure which is set out in the bid form. In the first instance, interested parties are asked to view the bid form online at: eastriding.gov.uk/propertysearch

TENDER DOCUMENT, VIEWINGS AND FURTHER INFORMATION

For further information, to request a bid form or to arrange a viewing please contact Valuation and Estates:

Geordie Barnett

☎ (01482) 393981

@ geordie.barnett@eastriding.gov.uk

Nina Mitchell

☎ (01482) 393931

@ nina.mitchell@eastriding.gov.uk

NOTES

1. All measurements are approximate and should not be relied upon, where necessary potential bidders should take their own measurements.
2. The seller has not tested any of the property's service installations or appliances. Prospective buyers should arrange for a qualified person to check these before entering into any agreement.

DATE OF PUBLISH: 14 JUNE 2024 VERSION 1

The Seller makes no warranty as to the accuracy of the information supplied by third party providers.

All details are understood to be correct as of the time of publishing. Further versions of these Particulars may be published should any material information within be found to have changed.

The Buyer is responsible for ensuring they have the latest version of the Particulars and satisfying their own enquiries.

Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements of representations of fact. 3. Intending Purchasers(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the property.