

LAND • PROPERTY • BUSINESS ACCOMMODATION

[www.eastriding.gov.uk/propertysearch](http://www.eastriding.gov.uk/propertysearch)

(01482)  
393998

## FOR SALE BY INFORMAL TENDER GUIDE PRICE £80,000

72 and 72a Swinefleet Road, Goole,  
East Riding of Yorkshire DN14 5TP



- Ground Floor Commercial Accommodation
- First Floor Self-contained Flat
- Requiring a Scheme of Repair and Improvement
- Prominent Old Goole Location.

CLOSING DATE FOR RECEIPT OF OFFERS - 12 NOON WEDNESDAY, 18 DECEMBER 2024

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING  
OF YORKSHIRE COUNCIL

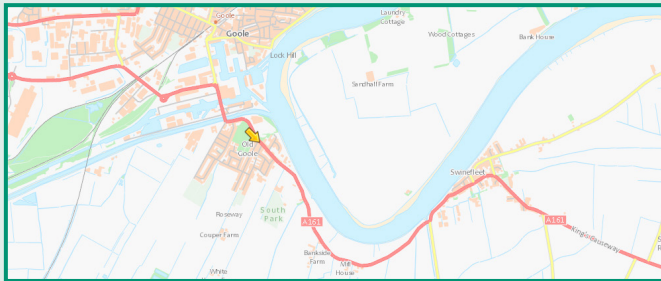
## THE PROPERTY

The Subject Property is a detached property of traditional solid wall construction with retro fit external wall insulation fitted, requiring a scheme of repair and modernisation.

The ground floor commercial accommodation comprises entrance hall, three common rooms, a kitchen and separate toilet areas for men and women.

The first floor accommodation accessed via an external stairway and comprises hallway, two bedrooms, bathroom and a kitchen. The property also benefits from a forecourt to the front and off street parking accessed from Moorland Road.

## 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.

Swinefleet Road is located within Old Goole, with good access to Goole town centre featuring the town's amenities such as shops, cafés, bars/restaurants and the train station. Also a short drive from the village of Swinefleet.

## ACCOMMODATION

### Ground Floor

#### Common Room 1

4.41m x 4.24m

- Double glazed window, radiator and electric heater.

#### Common Room 2

4.41m x 3.42m

- Double glazed window, radiator and electric heater.

#### Common Room 3

1.82m x 3.41m

- Double glazed window and radiator.

#### Kitchen

3.09m x 4.40m

- Wall and base units, boiler, double glazed window and radiator.

#### Female WC

2.51m x 3.89m

- Double glazed window, 2x WC, sink basin and radiator.

#### Male WC

2.26m x 3.89m

- WC, 2x urinals, sink basin and radiator.

### First floor

#### Entrance Hallway

#### Living Room

4.41m x 4.27m

- Double glazed window and radiator.

#### Bedroom 1

4.43m x 3.23m

- Double glazed window and radiator.

#### Bedroom 2

3.38m x 2.18m

- Double glazed window and radiator.

#### Bathroom

2.13m x 3.41m

- Bath with shower over, WC, sink basin, radiator and frosted double glazed window.

#### Kitchen

2.84m x 4.43m

- Wall and base units, ideal combi boiler, double glazed window and radiator.

## TENURE

The Council owns the Freehold Title to the Property (as showed edged red on the plan) under Title Number YEA60619. Title information can be obtained on request.

## BUSINESS RATES / COUNCIL TAX

The ground floor property is described as 'Community Centre and Premises' with a Rateable Value of £2,800. The local billing authority is East Riding of Yorkshire Council under billing reference number GOL781045001N.

This figure is provided for guidance purposes only and is not the amount the buyer would pay. Subject to status, occupiers may also benefit from 100% Small Business Rates Relief. Interested parties should contact East Riding of Yorkshire Council Business Rates Service (01482) 394748 to ascertain the exact amount of Business Rates payable.

The first floor 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](http://voa.gov.uk)

The Buyer will be responsible for these and other costs following completion of sale.



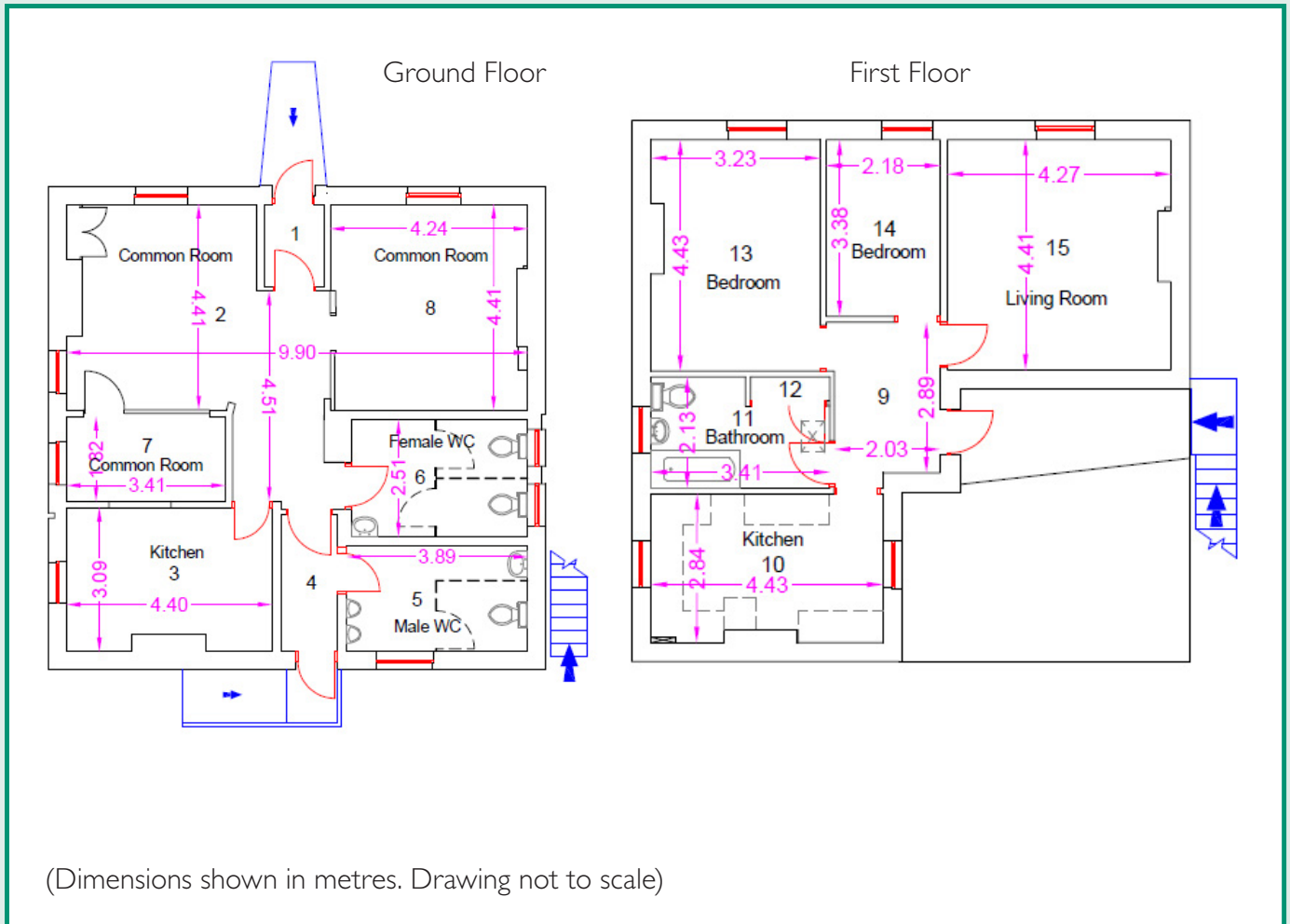
## SELLER'S COSTS

The Buyer will be required to make a contribution of £3,500 (three thousand five hundred pounds) towards the Seller's costs in connection with the sale of the Property.

## PHOTOGRAPHS



## FLOOR PLAN



### UTILITIES, SERVICES AND HEATING

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

Combination boilers supply gas central heating to the Ground and First floors. 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.

### 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](http://openreach.com)  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### PARKING

The Property benefits from off road parking accessed from Moorland Road. On street parking is also available in the vicinity.

### 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](http://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.

## LOCAL PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

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](http://newplanningaccess.eastriding.gov.uk)

## FLOOD AND EROSION RISK

The Property is understood to have a high probability of flooding from rivers and the sea. There is a low risk of surface water flooding.

Further information is available via the Government's Long Term Flood Risk Service:

[check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)

## PROPERTY ACCESSIBILITY AND ADAPTATIONS

The Property benefits from a ramp access to the rear of the ground floor.

## 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](http://groundstability.com/public/web/home.xhtml)

[bgs.ac.uk/information-hub/scanned-records/mining-plans-2](http://bgs.ac.uk/information-hub/scanned-records/mining-plans-2)

## WARRANTY

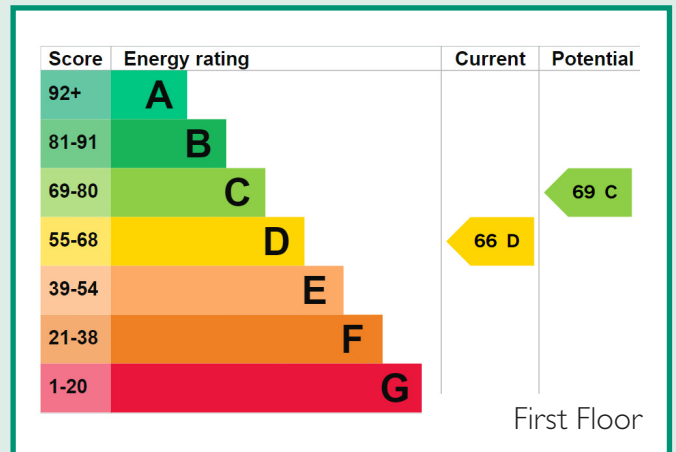
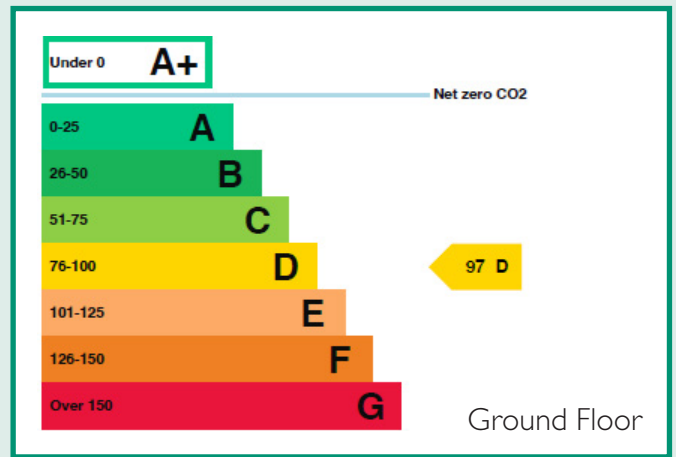
No warranty is given or implied as to the condition or suitability of the Property.

## VAT

The seller will not charge VAT on this transaction.

## ENERGY PERFORMANCE CERTIFICATE

The ground floor and first floor accommodation have both been assessed with an Energy Efficiency Rating of 'D'. The full energy performance reports, including recommendations for improvement, are available to view at: [gov.uk/find-energy-certificate](http://gov.uk/find-energy-certificate)



## 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](http://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:

☎ (01482) 393981

Geordie Barnett @ [geordie.barnett@eastriding.gov.uk](mailto:geordie.barnett@eastriding.gov.uk)

Nina Mitchell @ [nina.mitchell@eastriding.gov.uk](mailto:nina.mitchell@eastriding.gov.uk)

[eastriding.gov.uk/propertysearch](http://eastriding.gov.uk/propertysearch)

## 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: 1 NOVEMBER 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.