

FOR SALE - BY INFORMAL TENDER

56 Marshfield Road, Goole,
East Riding of Yorkshire DN14 5JG



Guide Price: £75,000

CLOSING DATE: 12 NOON WEDNESDAY, 3 SEPTEMBER 2025

Valuation and Estates, County Hall, Beverley HU17 9BA



THE PROPERTY

An opportunity to acquire a traditional three bedroom mid terrace property in the Hook Road area of Goole. Accommodation comprises lounge, dining room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from an enclosed garden to the rear with access via a shared passageway. Unrestricted on street parking is available along Marshfield Road.

The property requires modernisation throughout.

ACCOMMODATION

Ground Floor

Hallway

Doors to lounge and dining room, stairs to first floor.

Lounge

4.3m x 3.6m

Double glazed bay window, electric fireplace and radiator.

Dining Room

4m x 3.6m

Double glazed window, radiator and uPVC rear door.

Kitchen

2.8m x 2.1m

Wall and base units, 2no. double glazed windows, radiator and under stair store/utility space.

First Floor

Bedroom one

4m x 3m (max)

Double glazed window, radiator, store cupboards housing Ideal combination boiler.

Bedroom two

3.7m x 2.6m

Double glazed window, radiator.

Bedroom three

2.8m x 2m

Double glazed window, radiator.

Bathroom

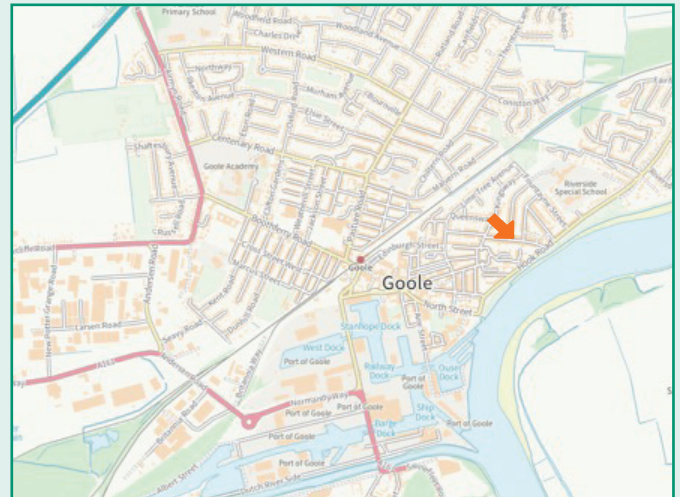
2.8m x 2.2m

Bath, WC, sink, radiator and frosted double glazed window.

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 road links via the M62 and rail links to Hull and Sheffield.

Marshfield Road is positioned between the desirable Hook Road area of the town and the town centre, with amenities such as shops, cafés, bars/restaurants and the train station.



TENURE

The Council owns the freehold title to the property (as showed edged red on the plan) under Title Number **HS219997**. Title information can be obtained by request of the seller.

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 these and other costs following completion of sale.

SELLER'S COSTS

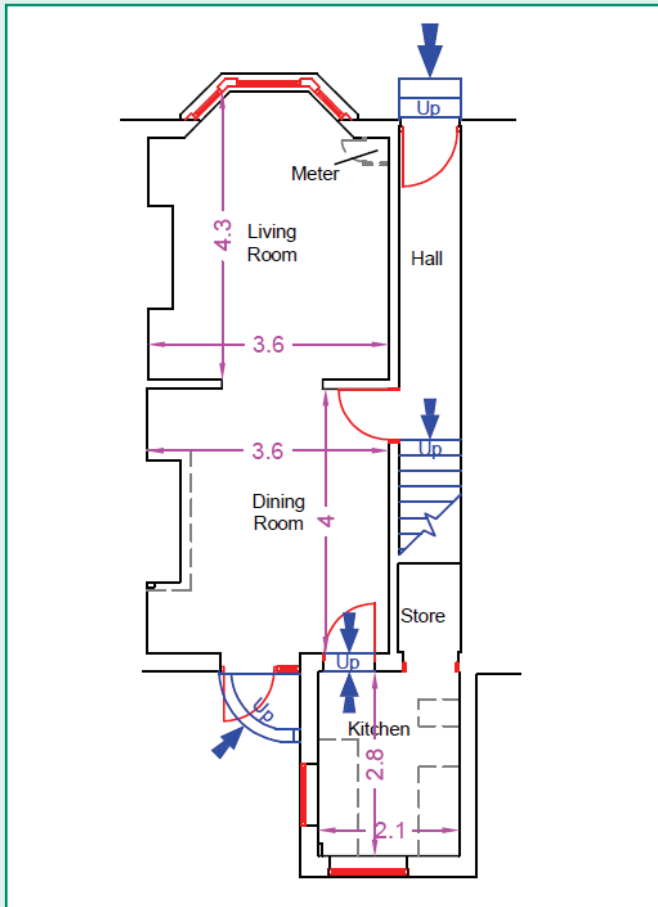
The buyer will be required to make a contribution of three thousand five hundred pounds (£3,500.00) towards the seller's costs in connection with the sale of the property.

PHOTOGRAPHS

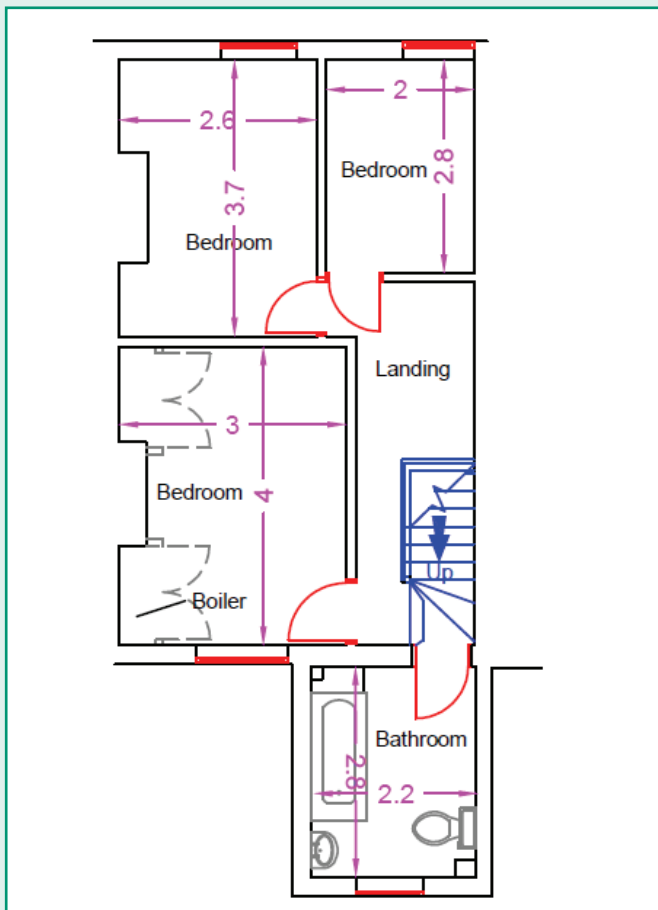


FLOOR PLAN

Ground Floor



First Floor



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 combination 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.

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

Unrestricted on street parking is available on Marshfield Road.

PROPOSED USE AND DEVELOPMENT OF THE PROPERTY

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

The following planning applications for single storey extensions within the immediate vicinity of the subject property were current at the Date of Publish:

[25/00992/PLF](#)

[24/03705/PLF](#)

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 low risk of surface water flooding and high risk of flooding from rivers and the sea.

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 not 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 RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

✉ geordie.barnett@eastriding.gov.uk

☎ (01482) 393981

Nina Mitchell

✉ nina.mitchell@eastriding.gov.uk

☎ (01482) 393931

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: 15 JULY 2025 (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 or representations of fact. 3. Intending Tenant(s) or Licensee(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

BID FORM AND PROCEDURE

56 Marshfield Road, Goole, DN14 5JG

1. **All bids must be submitted on this Bidding Form** and must be sent or delivered to Geordie Barnett, Valuation and Estates Service, County Hall, Beverley, East Riding of Yorkshire HU17 9BA **so as to be received before 12 noon on Wednesday, 3 September 2025.**
2. **All bids must be submitted in an envelope addressed using the address label provided here at the rear of this document**, (endorsed Bid for purchase of 56 Marshfield Road, Goole DN14 5JG) **cut out and affixed to the front of an A4 brown envelope.** The envelope must be sealed and must not bear on the outside any name or mark (including a Company's postmark) indicating the sender.
3. If desired, bids may be placed by the bidder in an envelope sealed in a manner to be determined by the bidder; provided that such envelope is then inserted into an outer envelope bearing the address label as detailed above.
4. If the bidding procedure is not fully complied with in the opinion of the Council the bid submitted by the bidder may be disqualified from further consideration by the Council whose decision on the matter is final.
5. Bids may be either sent by post or delivered by hand. If bids are delivered by hand they must be delivered to the Council's Despatch Office on Register Square, Beverley (behind the former post office) during the Council's normal office hours, which are 8.30am to 5.30pm Monday to Thursday and 8.30am to 4.30pm Friday.
6. The Council does not undertake to accept the highest or any bid received and shall not be liable for the bidder's costs in submitting a bid, and may at its discretion accept an offer made other than in accordance with the letting particulars.
7. The canvassing of any member or officer of the Council for the acceptance of any bid will disqualify the bidder by or on whose behalf the canvassing is carried out.
8. The Council reserves the right to shortlist bids, obtain references or enter into further negotiations prior to the completion of any transaction or re advertise the Property.
9. The Council reserves the right to impose any conditions considered necessary.



EAST RIDING
OF YORKSHIRE COUNCIL

THE BID FORM

Relating to 56 MARSHFIELD ROAD, GOOLE DN14 5JG (“The Property”)

Best and final bids should be submitted and returned by post or by hand in accordance with the bidding procedure outlined above.

Please print clearly

INDIVIDUAL PERSON(S) / COMPANY NAME

.....
.....
.....

ADDRESS / REGISTERED ADDRESS

.....
.....
.....
.....

POSTCODE.....

EMAIL.....

TELEPHONE.....

I/WE make an offer to purchase the freehold interest of the property as follows:

56 MARSHFIELD ROAD, GOOLE DN14 5JG

THOUSANDS..... HUNDREDS..... TENS..... UNITS.....

Being (state in words).....

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In addition, a further three thousand and five hundred pounds (£3,500.00) as a contribution towards the seller’s costs will be payable on completion.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MY/OUR Solicitors are:

.....

.....



BID FORM FOR THE PURCHASE OF:

56 Marshfield Road, Goole East Riding of Yorkshire DN14 5JG

Your offer containing all of the information requested should be posted in an A4 envelope.
The outside of the envelope must be blank other than affixing the label shown below.

(Cut here and affix to the front of an A4 envelope)

BID FOR PURCHASE OF
56 MARSHFIELD ROAD,
GOOLE EAST RIDING OF
YORKSHIRE DN14 5JG

FAO: Geordie Barnett

CLOSING DATE: 12 NOON ON WEDNESDAY, 3 SEPTEMBER 2025

IMPORTANT NOTE TO DESPATCH - DO NOT OPEN THIS ENVELOPE

Received on..... 2025 at..... am/pm by.....

To:

The Chief Executive
East Riding of Yorkshire Council
County Hall, Cross Street
Beverley, East Riding of Yorkshire
HU17 9BA



EAST RIDING
OF YORKSHIRE COUNCIL