

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£125,000

Woodland Sleights Lane , Hive, Gilberdyke, Brough, HU15 2DQ

A PARCEL OF AMENITY WOODLAND
SITUATED ON THE NORTHERN OUTSKIRTS OF HIVE

SUITABLE FOR COMMERCIAL FORESTRY, SHOOTING, OUTDOOR ACTIVITIES OR A VARIETY OF
OTHER USES

EXTENDING TO APPROXIMATELY 14.46 ACRES (5.853 HECTARES) IN TOTAL

FOR SALE BY INFORMAL TENDER

CLOSING DATE: 2PM FRIDAY 9 AUGUST 2024

LOCATION

The woodland is located on the north side of Sleights Lane in open countryside to the north west of the hamlet of Hive. Hive is situated to the north of Gilberdyke which is a large rural village with a range of local shops and post office, Methodist church, primary school, health centre, petrol station, garden centre, community hall, two public houses, recreation ground and sports field, railway station and public bus services. It is situated approximately 6 miles east of Howden and 23 miles west of Hull city centre.

DESCRIPTION



The woodland comprises principally deciduous trees to the east (7.23 acres) and principally conifer trees to the west (7.23 acres). It is accessed off Sleights Lane and extends in total to approximately 14.46 acres (5.853 hectares).

THE LAND

The land is classified as Grade 3, is relatively flat and lies approximately between 3m and 12m above mean sea level. The soil is described within the Foggathorpe Series, being a stoneless clay or clay loam with slow permeability and seasonally waterlogged.

SCHEDULE



SE8131 1741 Woodland 1.50 acres 0.607 hectares
SE8131 2158 Woodland 5.73 acres 2.318 hectares
SE8131 3454 Woodland 7.23 acres 2.928 hectares

GENERAL INFORMATION

Contaminated Land

It is not known if the woodland has been filled with any contaminated matter referred to in the Environmental Protection Act 1990. No guarantees are given in this respect

and potential purchasers are advised to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

Fixtures and Fittings

Any shooting related fixtures and fittings within the woodland are not included in the sale.

Minerals and Timber

All standing timber and minerals are included in the sale in so far as they are owned.

Nitrate Vulnerable Zone

The land is not situated in a Nitrate Vulnerable Zone.

Outgoings

Drainage rates on the land are payable to the Ouse & Humber Drainage Board.

Planning

The land lies in open countryside in accordance with the current East Riding of Yorkshire Council Local Plan.

Plans

The plans shown and areas stated in these sales particulars are based on Ordnance Survey data. They are for guidance only and are subject to verification with the Title Deeds.

Possession

Vacant possession will be granted on completion.

Rights of Way

There are no known rights of way over the woodland.

Services

There are no known services connected to the woodland.

Sporting Rights

The sporting rights are in hand and included in the sale.

Tenure

The woodland is understood to be Freehold under Land Registry Title Number HS116667.

Wayleaves and Easements

There are no known wayleaves or easements affecting the woodland.

Local Authority

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley, HU17 9BA, tel: 01482 393939, email : customer.services@eastriding.gov.uk

Viewing

At any reasonable time when in possession of these sales particulars.

Method Of Sale

The land is for sale by informal tender. Tenders must be submitted on the attached form in a sealed envelope clearly marked 'Common Wood Tender' to the agents' offices at 33 High Street, Market Weighton, York, YO43 3AQ by no later than 2pm on Friday 9th August 2024.

Further Information

Please contact Martin Swann. tel: 01430 872551

Mobile: 07711 200854

Email: martinswann@hornseys.uk.com

Guide Price

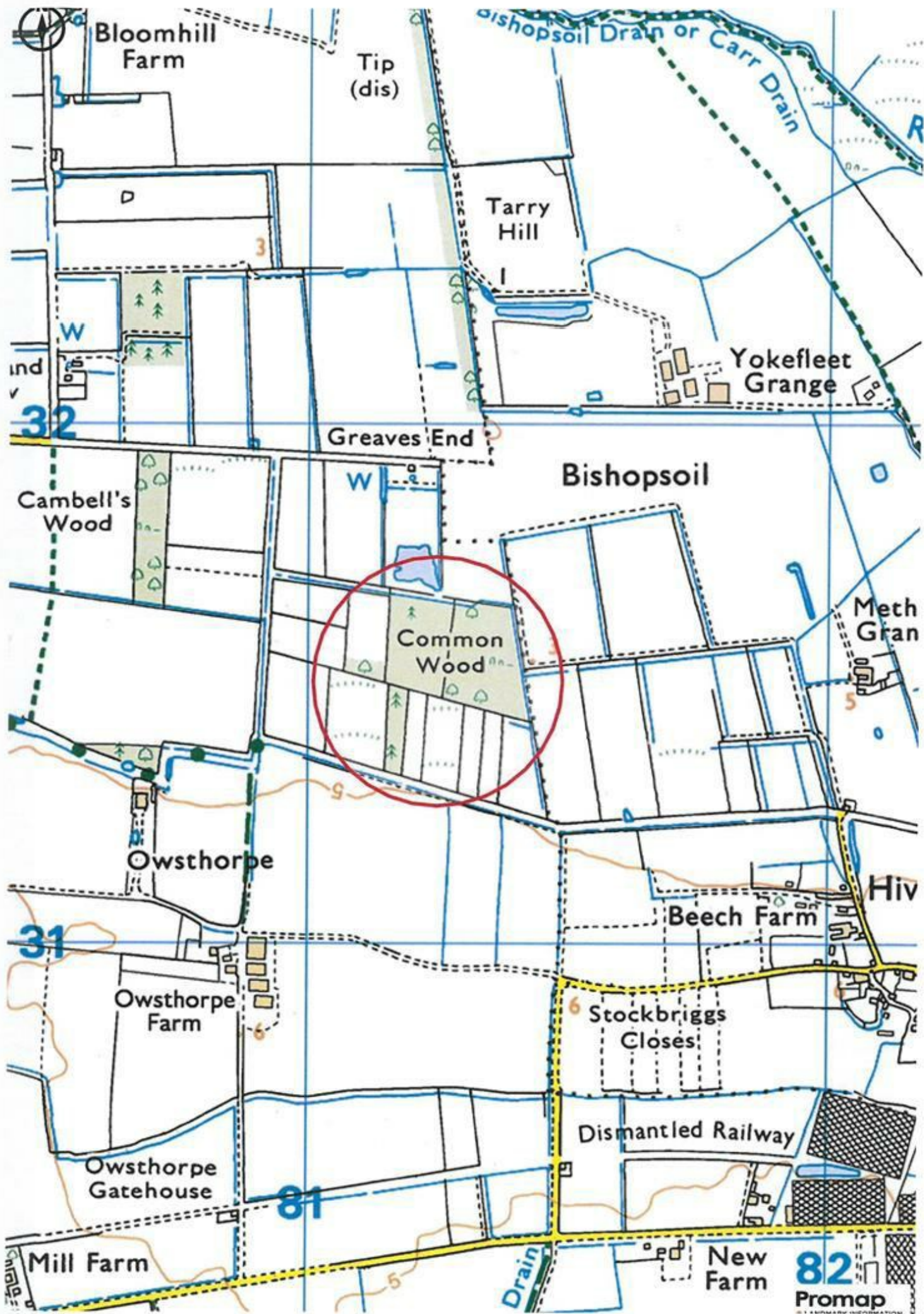
£125,000+

IMPORTANT NOTICE

Hornseys for themselves and the vendors of this land for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective purchasers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquires.
3. A detailed survey of the land has not been undertaken and nothing in these particulars should be deemed to be a statement that the land is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective purchasers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the woodland. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the woodland remains as displayed in the photographs and no assumptions should be made regarding parts of the woodland that have not been photographed.
6. Prospective purchasers should make their own independent enquires regarding use or past use of the woodland, necessary permissions for use and occupation, potential uses and any other matters affecting the woodland prior to submitting a tender.
7. No responsibility can be accepted for any costs or expenses incurred by prospective purchasers in inspecting the woodland, making further enquiries or submitting a tender for the woodland. Any person inspecting the woodland does so entirely at his/her own risk.
8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise to make or give any representation or warranty or enter into any contract whatsoever in relation to the woodland. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.





FORM OF TENDER
COMMON WOOD, SLEIGHTS LANE, HIVE
SUBJECT TO CONTRACT

NAME:

ADDRESS:

.....

.....

POST CODE:

TEL NO:

EMAIL:

I/We hereby offer the following sum for Common Wood, Sleights Lane, Hive

£.....

(In words).....

SOLICITORS

NAME:

ADDRESS:

.....

.....

POST CODE:

TEL NO.:

In accordance with the sales particulars and subject to the following terms and conditions:

1. Tenders should be submitted to the agents' offices R Hornsey & Sons, 33 High Street, Market Weighton, York YO43 3AQ by 2pm on Friday 9 August 2024 in a sealed envelope marked 'Common Wood Tender'.
2. Tenders should be for a fixed sum in pounds sterling and it is advised that offers should be made for an uneven amount to avoid identical tenders.
3. Escalating or accumulating offers will not be considered.
4. Emailed offers will only be accepted by prior arrangement with the selling agents.

5. Offers should include the full name, address and telephone number of the offeror(s) and the name, address and telephone number of the solicitors representing the offeror(s).
6. Any offer submitted on behalf of a third party will only be accepted on the declaration of the identity and address of that party.
7. The vendors reserves the right not to accept the highest or indeed any offer that is received. All offers will be treated in the strictest of confidence. The offeror(s) will be notified of the vendor's decision at the earliest opportunity after the closing date.
8. It is the responsibility of any intending offeror(s) to satisfy themselves as to the basis upon which an offer is made. The making of any offer upon this property will be taken as an admission by the intending purchaser(s) that he/she/they has/have previously received and understands the sales particulars, has/have made all prudent enquiries and has/have relied solely on his/her/their agent's/adviser's judgement.

Please provide the following information in respect of financing the sum offered (please delete as appropriate):

- | | | |
|----|---|--------|
| a) | Is the offer made with cash funds available? | Yes/No |
| b) | Is the offer subject to finance other than cash? | Yes/No |
| | If yes to (b) has the finance been confirmed? | Yes/No |
| c) | Is the offer subject to the sale of another property? | Yes/No |

Signed:

Date: