

CLUBLEYS



Land, 69, Holme Road,
Market Weighton, YO43 3EW
For Sale By Informal Tender £100,000



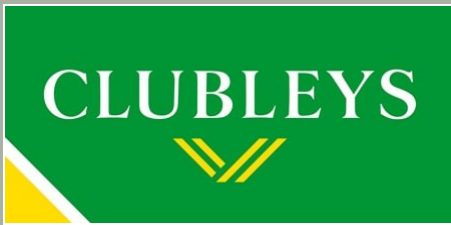
This parcel of land is situated on Holme Road. Extending to approximately 0.092 hectares (0.226 acres), this versatile grassland site presents a fantastic opportunity for a variety of potential uses, subject to obtaining the necessary planning permissions. Positioned in a desirable area, the site benefits from excellent road frontage and accessibility, making it an attractive prospect for investors, developers, or those seeking land for alternative purposes. Its strategic location ensures strong connectivity to local amenities, transport links, and nearby residential communities, adding to its appeal. Offered to the market with no current planning permission, this blank canvas provides an exciting opportunity for purchasers to explore development potential in a prime setting.

For Sale by Informal Tender

Guide Price: £100,000

Interested parties are invited to submit their best and final offers by 12 noon 28th March 2025.

For further details or to arrange a viewing, please contact us today.



Tenure: Freehold
Band:

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

SERVICES

Mains services are believed to be available in the road, however, any intending purchaser should satisfy themselves as to the connection costs.

VIEWING

Any reasonable time of day by calling on site with a copy of the Sales Particulars.

METHOD OF SALE

The land is offered for sale by Informal Tender, with a deadline of 12 noon Friday 28th March 2025.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope, marked 'Tender - Building Plot at Holme Road, Market Weighton' before the tender deadline with the subject 'Tender - Land at Holme Road, Market Weighton'.

ADDITIONAL INFORMATION

We have been informed that the main water supply to the bungalow located behind the land runs directly through the middle of the land being sold.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

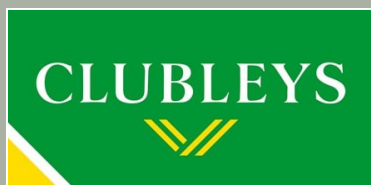
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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York, YO43 3AL
01430 874000
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.