



## 16 ACRES OF ARABLE LANE MILL LANE SANDHOLME, HU15 2XS

£175,000  
FREEHOLD

FOR SALE BY TENDER, TENDERS CLOSE FRIDAY 3RD JULY. A parcel of productive arable land, Lot 1 extending to approximately 16.00 acres (6.47 Hectares) including a timber framed barn.

The land is situated fronting Mill Lane to the West of the village of Sandholme, approximately one and a half miles from Gilberdyke and six miles from Howden and access to the M62 Motorway via junction 37.

EPC:





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Howden Office Sales  
25 Bridgegate  
Howden  
East Yorkshire  
DN14 7AA

01430 431201  
howden@screetons.co.uk  
www.screetons.co.uk

