EAST RIDING
OF YORKSHIRE COUNCIL

TENDER DOCUMENT

WHITE GATE FARM, RAWCLIFFE ROAD, AIRMYN, GOOLE, DN14 8SB

CLOSING DATE FOR RECEIPT OF TENDERS:
12 NOON WEDNESDAY, 25th MARCH 2026

Valuation and Estates, County Hall, Beverley, HU17 9BA
Telephone: 01482 393998

www.eastriding.gov.uk/propertysearch

EAST RIDING OF YORKSHIRE COUNCIL

NOT FOR SUBMISSION

TENDER DETAILS

White Gate Farm, Rawcliffe Road, Airmyn, Goole, DN14 8SB

SECTION	CONTENTS
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4.	Conditions of Sale
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6.	The Tendering Procedure
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9.	Return Label for the return of the Form of Tender

CLOSING DATE FOR RECEIPT OF TENDERS

12 noon Wednesday, 25th March 2026

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SECTION 1
DEFINITIONS AND INTERPRETATION

1. DEFINITIONS

In the whole of these Tender Documents except where expressly provided otherwise or where the context requires, the following expressions shall have the meanings assigned to them:-

1.1 "the Seller" means The East Riding of Yorkshire Council whose main offices are at County Hall, Cross Street, Beverley, East Riding of Yorkshire, HU17 9BA;

1.2 "the Buyer" means the person whose tender has been accepted by the Seller in accordance with these documents;

1.3 "The Plan" means drawing number 69362244-166-2 which is bound up and forms part of these documents;

1.4 "the Property" means the property more particularly described in the Conditions of Sale (as defined in 1.6 below);

1.5 "the Particulars of Sale" means the Particulars of Sale comprising Section 2 of these documents;

1.6 "the Conditions of Sale" means the Conditions of Sale comprising Section 4 of these documents;

1.7 "the Tendering Procedure" means the procedure for submitting a Tender comprising Section 6 of these documents;

1.8 "the Form of Tender" means the Form of Tender comprising Section 7 of these documents;

1.9 "the Standard Conditions" means the Law Society's Standard Conditions of Sale (Fifth Edition);

1.10 "the Purchase Price" means the price to be paid by the Buyer to the Seller for the purchase of the Property;

1.11 "the Deposit" means 10% of the Purchase Price;

1.12 "the Tenderer" means the person submitting a tender for the purchase of the Property;

1.13 "the Tender Document" means these documents which are called "Tender Document – White Gate Farm, Rawcliffe Road, Airmyn, Goole, DN14 8SB"

1.14 Any reference to "the documents" or "these documents" means the whole of the Tender Document and each and every part thereof and includes amendments or clarifications issued by the Seller in accordance with paragraph 7 of the Tendering Procedure.

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2. INTERPRETATION

In the whole of these documents, words importing the masculine gender only include the feminine gender, words importing persons include Companies and Corporations and words importing the singular include the plural.

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SECTION 2
THE PARTICULARS OF SALE

1. Tenders are invited for the purchase of the Property in accordance with the provisions of these documents
2. The Property will be sold subject to the matters set out in the Conditions of Sale
3. The Buyer will be required to obtain at their own expense any necessary statutory permissions, consents and approvals for their intended use of the Property
4. All Tenderers must satisfy themselves as to the availability position and suitability of all services to or over the Property and whether these are suitable for or adversely affect the proposed use. If any further services are required the Buyer will arrange for these at their own expense
5. The Seller will not accept any claim from the Buyer in respect of the information supplied by any third party in connection with the services in over or under the Property
6. All Tenderers will be responsible for making their own survey and site investigations in respect of the Property
7. The Sellers permission must be obtained prior to carrying out any survey or site investigations. Permission is to be obtained from the Valuation & Estates Department, County Hall, Cross Street, Beverley HU17 9BA telephone 01482 393998. Before any site investigation is carried out the Form of Indemnity set out in Section 8 must be completed and returned with the details of the Tenderer's (or their agent's) insurance policy
8. The Property must be reinstated following site investigations to the satisfaction of the Seller
9. The Seller will not accept any claim from any Tenderer in respect of factual information contained in the Particulars of Sale. All locations plans and photographs published in these documents are to enable the Tenderer to locate the Property only and are not intended to depict the interest to be sold and are not to be used as the basis for any express or implied warranty in the contract of sale. All Tenderers are deemed to have availed themselves of the opportunity to inspect the Title documents relating to the Property to ascertain the precise extent of the Property to be sold and the matters that it will be sold subject to. These are attached to the Conditions of Sale.
10. The factual information contained in the Particulars of Sale is believed to be correct at the time of publication but neither the Seller nor its officers gives any guarantee warranty or representation in respect of such information. Tenderers must make their own enquiries and investigations in respect of this information. The areas and dimensions quoted are subject to a normal tolerance level of accuracy. Where particular dimensions and areas are of crucial or vital importance to a Tenderer then they shall make their own investigations and surveys as to the accuracy of any particular area or dimension
11. Viewing of the Property is strictly by appointment and in this connection please contact the Valuation and Estates Department on 01482 393933. Viewing will be available Monday to Friday during normal working hours.

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12. Any queries with regard to the Particulars of Sale must be clarified with the Valuation & Estates Department by email to anna.fountain@eastriding.gov.uk or on telephone number (01482) 393933 prior to a tender being submitted.

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LAND • PROPERTY • BUSINESS ACCOMMODATION
eastriding.gov.uk/propertysearch

(01482) 393998

FOR SALE – BY FORMAL TENDER

White Gate Farm, Rawcliffe Road, Airmyn, Goole, DN14 8SB

THE PROPERTY

A rare opportunity to purchase a stand-alone rural property comprising a three-bedroom farmhouse, together with a range of farm buildings and an acre of bare land.

The Property requires a comprehensive programme of modernisation and improvement throughout but offers prospective buyers the potential to create a unique and characterful home suited to their own requirements set within a substantial plot.

In addition, there are three sizeable agricultural buildings offering 700 or so square metres of covered space.

Various opportunities for the foresighted purchaser exist for further development including commercial or light industrial ventures, subject to the purchaser obtaining the necessary consents. The site as a whole extends to 1.63 acres (0.66 Ha) or thereabouts.

CLOSING DATE: 12 NOON WEDNESDAY, 25 MARCH 2026

Valuation and Estates, County Hall, Beverley HU17 9BA

EAST RIDING OF YORKSHIRE COUNCIL

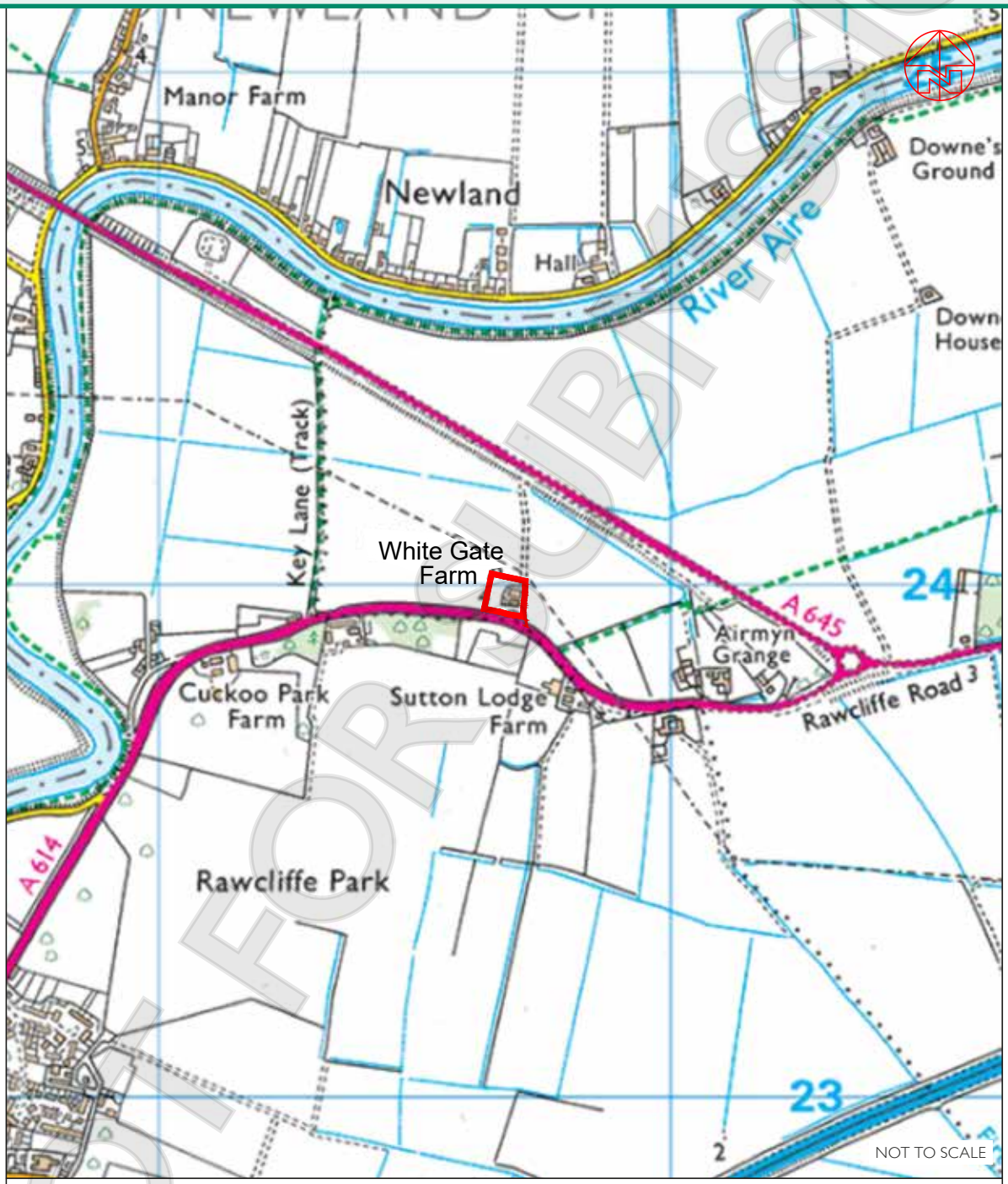
NOT FOR SALE

LOCATION

The Property is situated directly off the A614 Rawcliffe Road. It sits back from the road, accessed via a gated driveway. The site lies just one mile or so (1.6 km) north-east of the village of Rawcliffe and 2.4 miles (3.9 km) south-west of the village of Airmyn. Central Goole lies just 3.15 miles (5.07 km) to the east. It is also ideally placed for the towns of Thorne and Selby.

The Property also enjoys excellent communications, lying conveniently within 1.5 miles (2.43 km) from Junction 36 of the M62.

The village of Rawcliffe provides a range of local amenities including St James Church, a convenience store, a public house, takeaway outlets and hairdressers as well as a GPs surgery and local primary school.



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White Gate Farm, Rawcliffe.

White Gate Farm - 0.66 Ha / 1.63 acres

0 200 400 Meters

EAST RIDING OF YORKSHIRE COUNCIL
ACTING DIRECTOR OF INFRASTRUCTURE AND FACILITIES
COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393939
www.eastriding.gov.uk

Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale @A4	Date	Property Code/Dwg. No.
1:10,000	15.01.2026	69362244-149-3

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THE HOUSE

A detached, three bedroom former farmhouse with gas fired heating system and uPVC double-glazing. Numbers and letters in brackets below relate to the farmhouse and farm building block plans. The accommodation briefly comprises of:

Entrance hallway (7)
Via a wooden door to the front elevation. Stairs leading to the first floor bedrooms and bathroom. Electricity meter box.

Main reception room (8) 6m x 2.8m
With open fire, wall-mounted radiator and double aspect double-glazed windows overlooking front and rear gardens.

Reception room (4) 3.7m x 4.5m
With gas fire, under the stairs cupboard and double-glazed window to front elevation.

Kitchen (3) 2.2m x 4.6m
Range of kitchen units and stainless-steel sink. With double-glazed windows overlooking the side and rear view. Gas boiler.

Pantry (2) 1.2m x 1.4m

Back porch 1.1m x 1.4m
uPVC back door. Giving access to the garden and farmyard.

Upstairs

Principal bedroom (12) 3.1m x 4.6m
Double-glazed window to front and side elevation.

Walk-in storage space 1.1m x 0.9m

Double bedroom (14) 3.8m x 3.2m
Double-glazed window to side elevation.

Single bedroom (15) 2.9m x 2.2m
Double-glazed windows to side elevation.

Bathroom (10) 2.9m x 3.6m
Panelled bath, pedestal wash basin and WC. Built-in cupboard housing hot-water tank. Double-glazed window to side elevation.

Outbuilding 9.75 m²
Office/utility room with WC, attaching to the main grain storage shed, with its own access door close to the farmhouse back entrance.

Gardens

A lawned garden extends around the farmhouse to three sides.

FARMYARD AND BUILDINGS

Steel frame storage building (GD) 218 m²
Sitting immediately behind the house is a steel frame, concrete block and corrugated sheet former grain store, providing lockable storage space.

Steel frame storage building (GB) 177 m²
To the north lies a further steel frame, concrete block and corrugated sheet former grain store providing lockable storage. Attached to:

Straw barn (QA) 184 m²
Open fronted and part open sided steel frame, concrete block and corrugated sheeting former straw barn.

Storage shed (QF) 124 m²
To the west side, open-fronted and concrete block, timber and corrugated sheet former machinery shed.

THE LAND

A paddock extending to one acre (0.4 Ha) or thereabouts lies to the north-east of the Property. The land has historically been in arable rotation and will be left as stubble at the point of sale.

A metalled access track runs from the highway to the house and yard and along the eastern boundary of the site.

The buyer will be required to fence the paddock as detailed below within three months of completion of the sale.

TENURE

The seller owns the freehold title to the Property (as shown edged red on the plan).

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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 or 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.

Full details of the right of way, easements and wayleaves are detailed in the conditions of sale.

BOUNDARIES

Where known, responsibility for maintaining the boundaries will be shown by an inward facing "T" mark on the plan.

The buyer shall, within three months of the date of the transfer, and at his own expense, erect and thereafter maintain a stock proof fence (specification to be agreed with the seller in advance) between the points marked X-Y and Y-Z on the Plan (boundary to be pegged out by the Seller prior to completion).

For the avoidance of doubt, the purchaser will not be granted a right of way over the track to the north of the Property from point Z to the A645 Drax Road over the sellers retained land.

SERVICES

The Property has a connection to mains water, gas and electricity. The Property is not connected to the public sewer and foul drainage is served by a septic tank located within the grounds of the Property. It is a condition of the sale that, if necessary, the buyer will upgrade the septic tank to comply with the requirements contained within The Environmental Permitting (England and Wales) Regulations 2016 and the Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2023, known as the General Binding Rules. This work would be undertaken at the buyer's own cost as soon as possible after completion and not later than six months (see conditions of sale).

Details of an easement for the existing drainage pipe are included in the tender pack.

Interested parties should satisfy themselves with regard to the existence, location, availability and suitability of all these services and the necessary sewage system upgrade requirements.

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PLANNING

The Property has previously been utilised as a farmstead in conjunction with the seller's neighbouring agricultural land.

The Property may be suitable for other uses such as equine operations, storage facilities and small-scale industrial use. Interested parties are advised to make their own investigations in this regard and the seller can by no means be relied upon as having made any guarantee as to appropriate uses for the Property. Any change of use would be subject to the buyer obtaining the necessary planning permissions and other statutory consents.

Any bidder requiring information regarding the existing use or possible alternative uses of the site should contact the Council's planning and development department via email to keith.thompson@eastriding.gov.uk or call 07483 334250

DEVELOPMENT UPLIFT CONDITION (CLAWBACK)

The Property is sold subject to a clawback provision reserving to the seller a 50 per cent share of any uplift in value attributable to the development of more than one residential dwelling. This does not include the extension or replacement of the existing house, or the conversion of outbuildings to a use that forms part of the main residential dwelling. For the avoidance of doubt, planning permission includes consent gained by other methods, for example Permitted Development Rights or a Certificate of Lawful Use.

ACCEPTANCE OF OFFERS

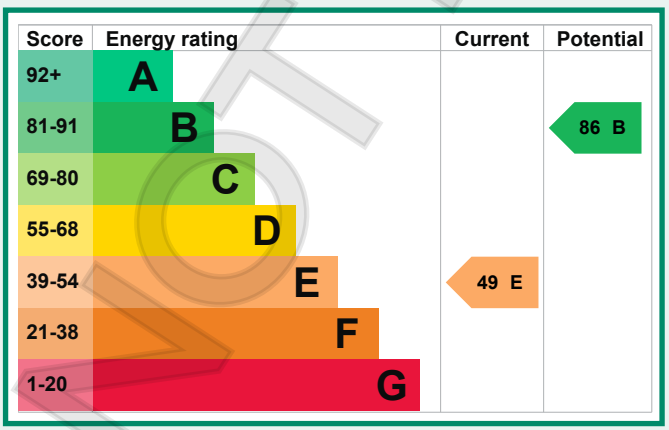
There is no obligation on the part of the seller to accept the highest, or any of the offers, if none is found acceptable.

COUNCIL TAX

The Property has been classified as band C for Council Tax purposes. This should be confirmed by personal enquiry, available at voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Property is currently rated E for energy efficiency. The full energy performance report, including recommendations for improvement, can be viewed on eastriding.gov.uk/propertysearch and in the tender pack.



VAT

VAT will not be charged on this transaction.

GUIDE PRICE

Please note that the seller is not providing a guide price. Interested parties should seek their own independent valuation advice.

SELLERS COSTS

The buyer will be required to make a contribution of £5,000 towards the seller's costs, payable together with the deposit on acceptance of the tender, as provided for in the conditions of sale.

WARRANTY

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

VIEWING

Viewing is strictly by appointment with the Valuation and Estates department and all viewings must be accompanied.

Appointments to view the Property should be made via Anna Fountain on (01482) 393933 or email anna.fountain@eastriding.gov.uk

TENDER PROCESS

The Property is for sale by formal tender and all tenders must be submitted in accordance with the sellers procedure as set out in the tender documents. In the first instance, interested parties are asked to view the tender pack online at: eastriding.gov.uk/propertysearch. To request a tender pack please contact the Valuation and Estates department: (01482) 393933 or anna.fountain@eastriding.gov.uk

NOTES

1. Measurements and areas (where given) are approximate.
2. The seller has not tested any of the service installations or appliances in respect of the Property. Interested parties should arrange for a qualified person to check these before entering into any commitment.

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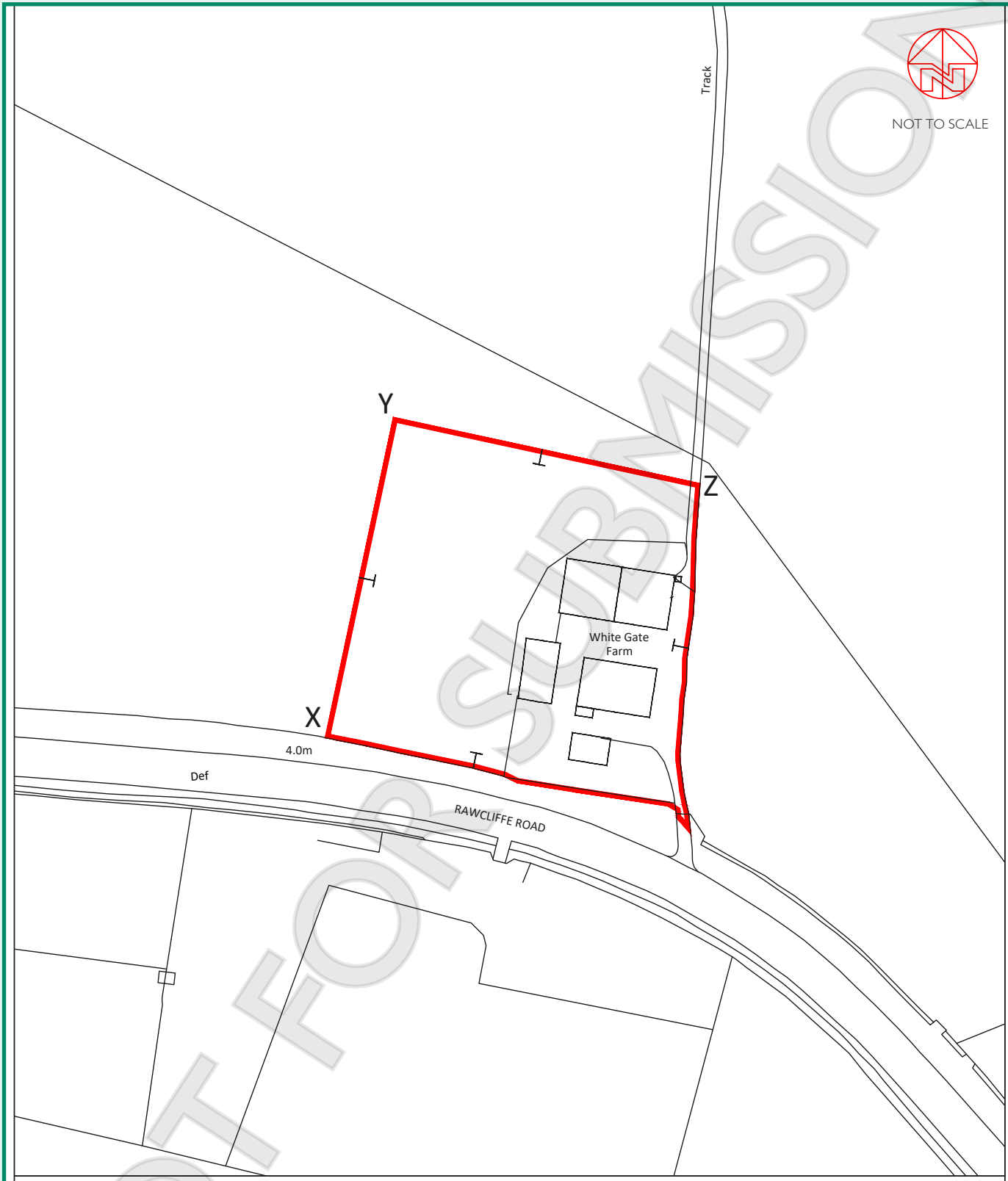
WHITE GATE FARM SALE PLAN



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White Gate Farm, Rawcliffe.

White Gate Farm - 0.66 Ha / 1.63 acres

0 25 50 Meters

EAST RIDING OF YORKSHIRE COUNCIL

DIRECTOR OF ASSET STRATEGY

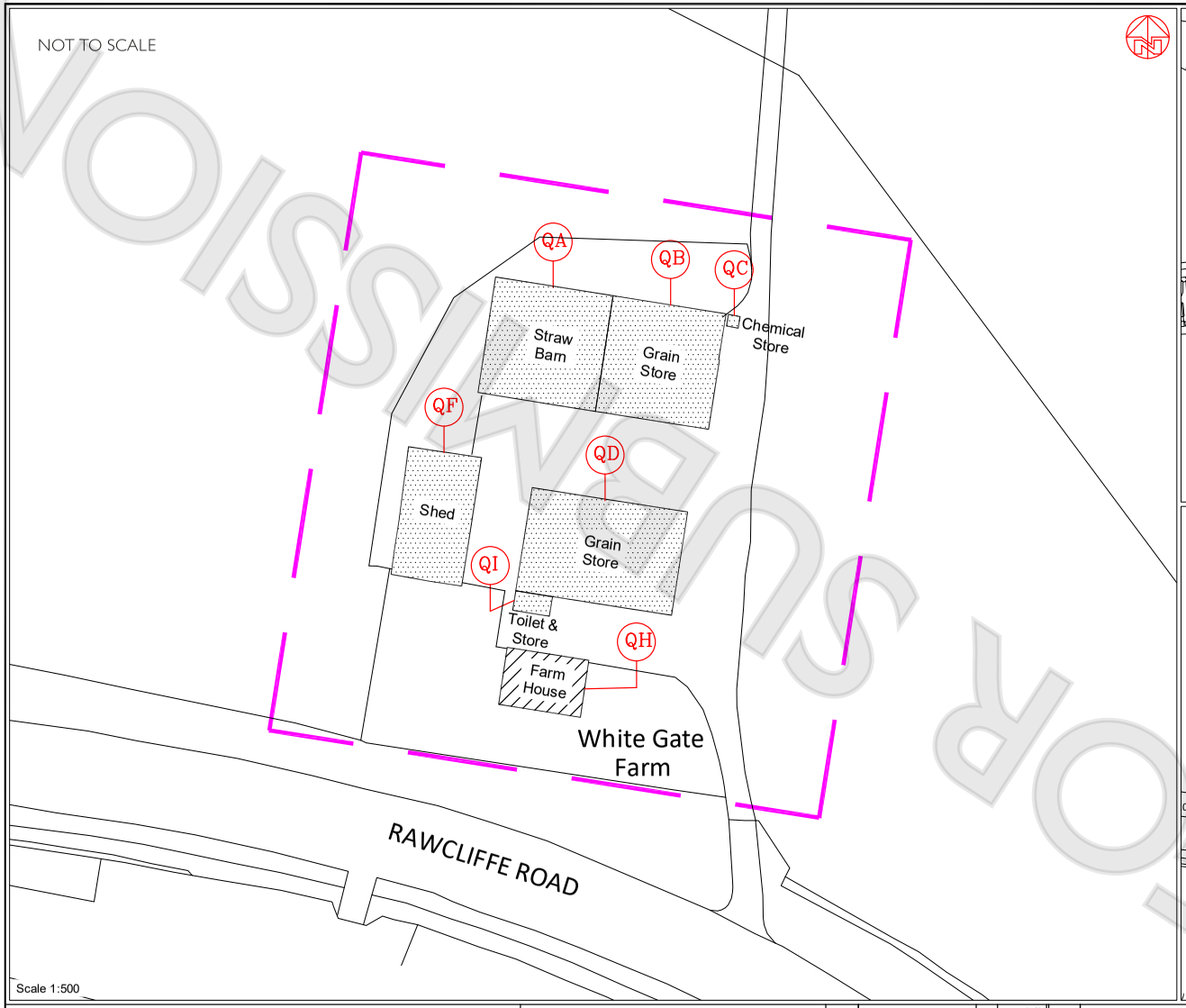
COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393951
www.eastriding.gov.uk

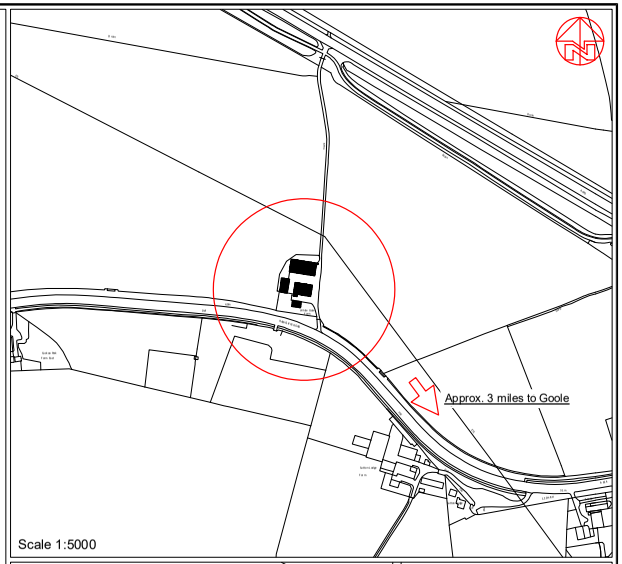
Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

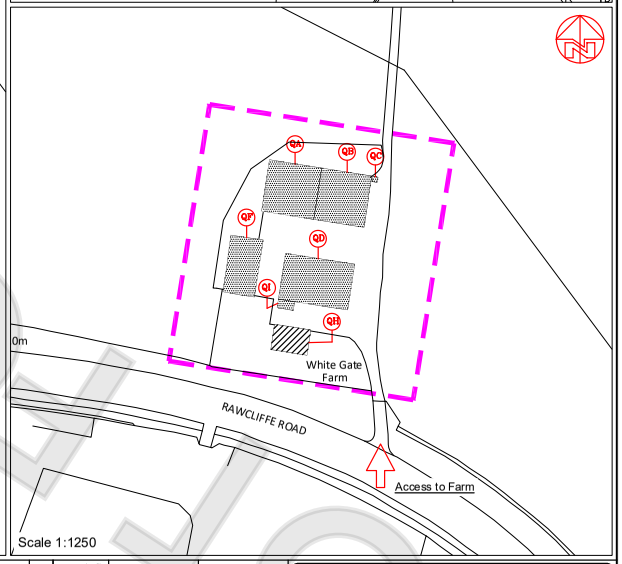
Scale @A4	Date	Property Code/Dwg. No.
1:1250	21.11.2025	69362244-166-2

WHITE GATE FARM BLOCK PLAN

NOT TO SCALE







White Gate Farm
Rawcliffe Estate
Smallholding Block Survey Information

Corporate Property Information System

For more information on this site please email : property.information@eastriding.gov.uk

NO DIMENSIONS TO BE SCALED FROM THE DRAWING

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Survey positioned to Ordnance Survey British National Grid using GPS observations to the Leica Smartnet network.

'T' Mark Defines Tenants Ownership

Block	Block Description	T	Bldg (m²)	Block	Block Description	T	Bldg (m²)
QA	Straw Barn		183.90				
QB	Grain Store		177.00				
QC	Chemical Store		1.83				
QD	Grain Store		217.70				
QE	Removed 2025		0.00				
QF	Shed		124.21				
QG	Removed 2025		0.00				
QH	Farmhouse		62.95				
QI	Toilet & Store		9.75				

Date	Surveyor
23.11.2005	Andrew Dunn
06.03.2015	Andrew Dunn
14.02.2025	Andrew Dunn

Drawing Number. 69362244/F/Q/03

Sheet. 1 of 1

EAST RIDING OF YORKSHIRE COUNCIL

ACTING DIRECTOR OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393951
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Scale 1:500 / 1250 /5000

Property Code. 69362244

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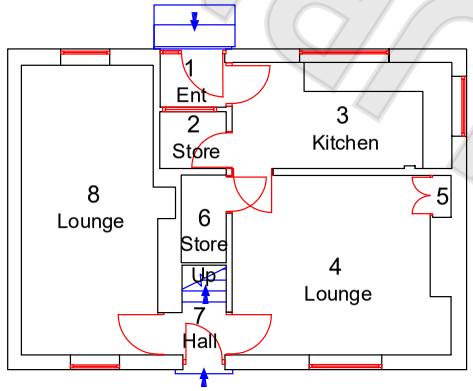
WHITE GATE FARMHOUSE FLOOR LAYOUT PLAN

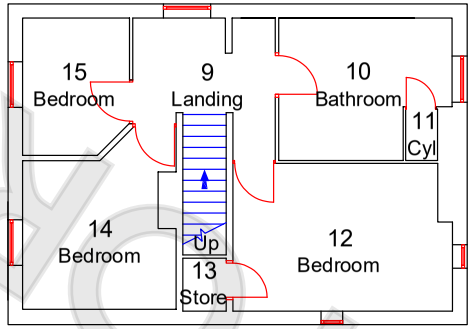
Missing as of 10/24

Block QH Areas (all m²)
GFP 106.84
GIA 107.84
GEA 126.26
BA 63.13

BLOCK	BLOCK-NAME	FLOOR	ROOM-NUMBER	ROOM-NAME	ROOM-AREA	LENGTH-M	WIDTH-M
QH	Farmhouse	G	1	Entrance	1.50	1.11	1.36
QH	Farmhouse	G	2	Kitchen Store	1.62	1.18	1.38
QH	Farmhouse	G	3	Kitchen	9.98	2.20	4.55
QH	Farmhouse	G	4	Lounge	15.77	3.72	4.53
QH	Farmhouse	G	5	Store	0.33	0.87	0.38
QH	Farmhouse	G	6	Store	1.70	1.82	0.93
QH	Farmhouse	G	7	Hall	2.03	1.86	1.29
QH	Farmhouse	G	8	Lounge	16.93	6.00	2.82
QH	Farmhouse	F	9	Landing	9.39	4.00	2.95
QH	Farmhouse	F	10	Bathroom	9.45	2.95	3.59
QH	Farmhouse	F	11	Cylinder Cupboard	0.70	1.06	0.66
QH	Farmhouse	F	12	Bedroom	13.54	3.06	4.55
QH	Farmhouse	F	13	Store	0.98	1.10	0.90
QH	Farmhouse	F	14	Bedroom	10.20	3.77	3.18
QH	Farmhouse	F	15	Bedroom	6.07	2.85	2.21



Block QH
Farmhouse
Ground Floor



Block QH
Farmhouse
First Floor

NOT TO SCALE

White Gate Farm
Rawcliffe Estate

Farmhouse Floor Layout Plan.

Corporate Property Information System

For more information on this site please email : property.information@eastriding.gov.uk

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Survey positioned to Ordnance Survey British National Grid using GPS observations to the Leica Smartnet network.

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QH	Farmhouse		62.95				
QI	Toilet & Store		9.75				

Date	Surveyor
23.11.2005	Andrew Dunn
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14.02.2025	Andrew Dunn

Drawing Number.
69362244/F/Q/03

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1 of 1

EAST RIDING OF YORKSHIRE COUNCIL

ACTING DIRECTOR OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
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Scale
1:100

Property Code.
69362244

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PHOTOGRAPHS

Farmhouse and buildings

Paddock Land

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PHOTOGRAPHS

Storage Building (GD)

Storage Building (GB)

FOR SUBMISSION

PHOTOGRAPHS

Straw Barn (QA)

Storage Shed (QF)

FOR SOLD

PHOTOGRAPHS

Farmhouse from rear

Farmhouse and buildings

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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.

SECTION 3
COPY OF ENERGY PERFORMANCE CERTIFICATE
REFERENCE NO: 2035-1427-6400-0363-8222

Energy performance certificate (EPC)

White Gate Farm Rawcliffe Road Airmyn GOOLE DN14 8SB	Energy rating **E**	Valid until:	**27 March 2035**
		Certificate number:	**2035-1427-6400-0363-8222**

Property type	Detached house
Total floor area	102 square metres

Rules on letting this property

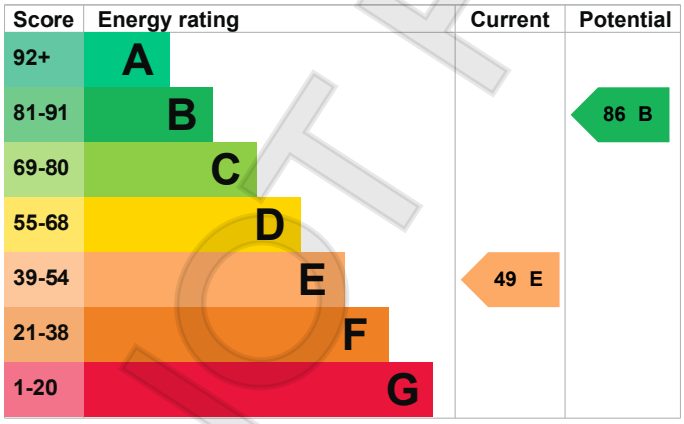
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 386 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£2,015 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,154 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 16,552 kWh per year for heating
- 3,606 kWh per year for hot water

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Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	7.0 tonnes of CO2
This property's potential production	1.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£626
2. Floor insulation (solid floor)	£4,000 - £6,000	£120
3. Increase hot water cylinder insulation	£15 - £30	£45
4. Heating controls (TRVs)	£350 - £450	£45
5. Condensing boiler	£2,200 - £3,000	£259
6. Solar water heating	£4,000 - £6,000	£59
7. Solar photovoltaic panels	£3,500 - £5,500	£423

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Walker
Telephone	07737 226433
Email	james@adenltd.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 March 2025
Date of certificate	28 March 2025
Type of assessment	RdSAP

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SECTION 4
CONDITIONS OF SALE

1. SELLER:

The Seller is **THE EAST RIDING OF YORKSHIRE COUNCIL** whose main offices are at County Hall Beverley in the East Riding of Yorkshire HU17 9BA.

2. DESCRIPTION:

The Property is the land comprising approximately 1.63 acres (0.66 hectares) or thereabouts together with the buildings erected on it situated and known as White Gate Farm, Rawcliffe Road, Airmyn, Goole in the East Riding of Yorkshire and shown for the purpose of identification only edged in red on the Plan.

3. PARTICULARS OF SALE:

The Particulars of Sale are believed to be correct but their accuracy is not guaranteed. They are expressly excluded from forming part of the Contract of Sale for the Property (the "Contract").

4. THE STANDARD CONDITIONS:

The Standard Conditions (Fifth Edition) apply to the Contract except where they conflict with the Conditions of Sale. In that case, the Conditions of Sale shall prevail. In particular, the following variations shall be made to the Standard Conditions:

4.1 Standard Conditions 1.3.3(a), 2.2, 2.3, 3.2.2, 3.2.3, 5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5 and 5.1.6, 5.2, 6.1.1 and 6.1.3 do not apply

4.2 Standard Condition 1.1.1(m) is amended by the addition of the words "or any day falling between Christmas Day and New Years Day" to the end of that condition

4.3 Standard Condition 4.3.2 is varied in that in step B the Seller has seven (7) days to approve or revise the draft transfer

4.4 Standard Conditions 6.3.3 and 6.3.4 are varied by the addition of the words "(in the absence of evidence to the contrary)" after the words "assumed that" respectively

4.5 Standard Condition 6.8.1 is varied by the addition of the following at the end: "under this condition but not otherwise"

4.6 Standard Condition 7.1 is varied by the addition of the following as a new condition: "7.1.3: The Buyer will have no remedies for any such error or omission unless it was made in written replies to formal Enquiries Before Contract in which case its remedies will be only as set out in the Contract or unless in respect of any other error or omission it was fraudulently made"

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5. SUBMISSION OF TENDERS:

The provisions set out in the Tendering Procedure shall be complied with in all respects in the opinion of the Seller. Failure by the Tenderer to comply with the Tendering Procedure may result in the tender submitted being disqualified from further consideration by the Seller whose decision on the matter is final.

6. ACCEPTANCE OF TENDERS:

The Buyer will be notified of the acceptance of his tender by a letter sent by the Seller's Executive Director of Corporate Resources or his authorised representative. This letter will be sent by the Recorded Delivery Service of the Post Office to the address of the Buyer given in the tender. This letter shall be deemed to have been received in the normal course of post.

7. CONTRACT:

The letter of acceptance referred to in Condition 6 above shall include with it a certified copy of the Form of Tender to evidence the Contract. **The Contract shall arise immediately when the letter of acceptance is posted by the Seller in accordance with Condition 6 above.** The Form of Tender and the letter of acceptance giving rise to the Contract shall for the purposes of Section 2 (2) of the Law of Property (Miscellaneous Provisions) Act 1989 incorporate all the provision of these documents except the Particulars of Sale.

8. DEPOSIT:

8.1 The Deposit and the Costs shall be paid by the Buyer to the Seller not later than **7 working days** after the date of the posting of the letter of acceptance of the tender referred to in Conditions 6 and 7 above and time shall be of the essence. The Deposit shall be paid by a Solicitor's client account cheque made payable to **"East Riding of Yorkshire Council" OR by a telegraphic transfer** from the Buyers Solicitor to the Sellers Bank.

8.2 The Deposit shall be held by the Seller.

8.3 If the Deposit is not paid within the timescale and otherwise in accordance with Condition 8.1 above the Buyer shall pay interest on it at the rate set out in Condition 10 below from the due date until the date the Deposit is paid but excluding that date.

9. COMPLETION:

The completion of the sale and purchase of the Property shall take place at the offices of the Seller's Solicitor which are at County Hall Beverley in the East Riding of Yorkshire HU17 9BA not later than thirty five (35) working days after the posting of the letter of acceptance referred to in Condition 6 above and time shall be of the essence. If both parties agree an earlier completion can be arranged. The balance of the Purchase Price shall be paid to the Seller on completion by telegraphic transfer to the Seller's Bank (details of which will be provided on request). **A Solicitor's client**

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account cheque or a cheque from the Buyer for the balance of the Purchase Price is not acceptable.

10. RATE OF INTEREST:

The rate of interest under Standard Condition 7.2 of the Standard Conditions shall be four per cent (4%) above the Bank of England base lending rate for the time being.

11. TITLE:

11.1 The Seller's title is registered at the Land Registry under Title Number HS203771. Official Copy Entries are attached to these Conditions.

11.2 The Seller knows of no overriding interests other than those (if any) already disclosed or apparent on an inspection of the Property or revealed by the usual searches and enquiries which affect the Property but the Property is sold subject to any overriding interests there may be.

11.3 A Local Land Charge Search, Search of the Index Map and a Drainage Search have been made by the Seller and the results are attached to these Conditions

11.4 The title documents and the searches are attached for information purposes but the Tenderer will need to take its own independent legal advice that these are sufficient for its purposes or whether if its Tender is accepted it needs to request its own searches direct from the Land Registry Local Land Charges Department or Safemove.

12. EASEMENTS COVENANTS AND OTHER MATTERS:

12.1 The Property will be sold subject to and where applicable with the benefit of:

12.1.1 All public or private rights of way and other rights drainage rights easements or quasi-easements and wayleaves affecting the Property but without any liability on the Seller to define them and FOR THE AVOIDANCE OF DOUBT no right of way is granted or available over the track to the north of the Property from point Z to the A645 Drax Road over the Seller's retained land;

12.1.2 All matters discoverable by an inspection of the Property before the date of the Contract;

12.1.3 All matters relating to the Property which the Seller does not and could not reasonably be expected to know about;

12.1.4 Any unregistered interest that overrides the disposition effected pursuant to the Contract under Section 11(4)(c) or Schedules 1, 3 or 12 of the Land Registration Act 2002;

12.1.5 All matters disclosed or which would be disclosed by searches or as a result of enquiries (formal or informal and whether made in person

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by writing or orally) made by or for the Buyer or which a prudent buyer ought to make;

12.1.6 All outgoings charged or payable in respect of the Property;

12.1.7 Any requirement of the local or any other competent authority and the provisions (if any), of any Development Plan for the area in which the Property is situated and such restrictions and conditions as have been or may in the future be imposed under any Acts of Parliament, Byelaws, Town and Country Planning Orders, Schemes or Regulations or otherwise;

12.1.8 The conditions set out in any planning consent for the present use or the future development of the Property;

12.2 The Property will be sold subject to the covenants and other matters (if any) set out in Schedules 1 and 2 and with the benefit of the rights set out in Schedule 3 below.

12.3 The Buyer will be deemed to purchase the Property with full knowledge of the matters subject to which the Property is sold and shall not make any requisition or claim in respect of any of them.

12.4 Overage Clause (dwelling)

In the event that the Buyer or its successors in title obtains planning permission or carries out any residential development without proceeding through the planning process such as permitted development rights in respect of the Property or any part thereof the Buyer or its successors in title shall prior to commencement of such development pay to the Seller or its successors in title additional consideration which shall be ascertained payable and secured as provided for in Schedule 4 of these Conditions of Sale.

This provision does not include the extension or replacement of the existing dwellinghouse or the conversion of the outbuildings to a use ancillary to that of the existing dwellinghouse

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13. THE TRANSFER:

13.1 The transfer of the Property will be made with Full Title Guarantee but the operation of Section 3(1) of the Law of Property (Miscellaneous Provisions) Act 1994 shall be limited by the deletion of the words "and could not reasonably be expected to" in that section and shall not extend as mentioned in Section 3(2) of that Act.

13.2 The Seller will not be required to transfer the Property to any person other than the Buyer or in more than one lot or at more than the Purchase Price or at a price divided between different parts of the Property.

13.3 The transfer deed (the "Transfer") for the Property will be prepared by the Buyer's solicitors and shall be submitted to the Seller for approval at least twenty one (21) days before the contractual completion date. An engrossment of the agreed form of Transfer **in duplicate** executed by the Buyer will be submitted to the Seller at least **7 days** before the contractual completion date.

13.4 The Transfer to the Buyer shall include the following provision[s]:-

13.4.1 "The Transferee with the object and intent of affording to the Transferor a full and sufficient indemnity but not further or otherwise covenants with the Transferor that the Transferee and its successors in title shall at all times after the date of this Transfer observe and perform the matters to which the Property is sold subject to so far as the same are still subsisting and capable of taking effect and relate to or affect the Property and will indemnify and keep indemnified the Transferor and its estate from and against all actions proceedings costs claims and demands in respect of any future breach non-observance or non-performance of those matters";

13.4.2 "The Transferee shall not be entitled to any easement or right of light or air or other easement or right which might prejudice the free use of the adjoining land or property of the Transferor at the date of this Transfer comprised in Title No. HS203771 (excluding the Property) for building or any other purpose and that any enjoyment had by the Transferee inconsistent with the Transferors rights under this clause shall be deemed to be had by the leave and consent of the Transferor"

13.4.3 "The Transferee shall not do anything on the Property that may cause a nuisance, annoyance or inconvenience to the Seller or any occupiers of the Seller's retained land being the land comprised in Title No. HS203771 (excluding the Property)

14. RISK INSURANCE AND DETERIORATION:

14.1 The Buyer shall make his own arrangements with regard to the insurance of the Property from the date of the Contract and Section 47 of the Law of Property Act 1925 shall not apply.

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14.2 The risk of damage to the Property or destruction of buildings or structures (if any) on it shall pass to the Buyer on the date of the Contract.

14.3 The Seller will not be responsible for and the Buyer will not be entitled to any damages or compensation or to rescind the Contract as a result of any deterioration in the state or condition of the Property any loss or damage to it or occupation of the Property by any third party after the date of the Contract.

15. VACANT POSSESSION:

The Property will be sold with vacant possession on completion.

16. VALUE ADDED TAX:

The Buyer may be required to pay to the Seller such amount of Value Added Tax payable by virtue of the Value Added Tax Act 1994 at the rate for the time being in force as shall be legally payable in respect of all monies contracted to be paid by the Buyer. In every case where the Buyer agrees to pay an amount of money by virtue of the Contract for the sale and purchase of the Property the amount so expressed shall be regarded as exclusive of all Value Added Tax which may from time to time be legally payable. The Buyer should seek confirmation from the Seller before submitting a tender as to whether or not the Seller has elected to waive its exemption from charging V.A.T.

17. CONTRACT TO REMAIN IN FORCE:

The Contract for the Sale and Purchase of the Property shall remain in full force and effect notwithstanding completion insofar as any of the obligations of either party remain to be observed and performed.

18. COSTS:

The Buyer shall pay on acceptance of this Tender the sum of five thousand pounds (£5,000.00) as a contribution towards the Sellers Valuation and Legal fees incurred in connection with the sale and purchase of the Property.

19. REPRESENTATIONS ETC:

19.1 No elected member officer agent advisor or other person acting for the Seller has at any time prior to the making of the Contract been authorised by the Seller to make to the Buyer or to any agent advisor or other person acting for the Buyer any representation whatsoever (whether written oral or implied) in relation to the Property or to any matter contained or referred to in the Contract and no such representation shall be relied upon by the Buyer.

19.2 No immaterial error omission or mistake made in the Contract or on any plan of the Property referred to in it or in any statement made by any person prior

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to the making of the Contract shall in any way affect the obligations of the parties under it or entitle any party to damages or compensation.

19.3 The Contract embodies the entire understanding of the parties and is personal to the Buyer and shall not be capable of assignment by it.

19.4 Any liability of the Seller and any remedy of the Buyer at law or in equity in respect of any statement or representation is excluded to the extent authorised by the Misrepresentation Act 1967 and the Unfair Contracts Terms Act 1977.

19.5 It is hereby agreed that any reply in correspondence or in any replies to preliminary enquiries which indicates that either the Seller or its Conveyancer does not know the answer or that either the Seller or its Conveyancer are not aware of any matters contained in such an enquiry should be construed to mean just that and not so as to represent that the Seller or its Conveyancer have made such investigations as could reasonably be expected to be made by or under the guidance of a prudent Conveyancer notwithstanding the Court of Appeal Decision in William Sindall plc v Cambridgeshire County Council (1993)

20. LAND REGISTRY APPLICATIONS

20.1 The Buyer is to use all reasonable endeavours to register the Transfer at the Land Registry as soon as reasonably practicable after completion and on completion of that registration is to provide the Seller with official copies of the title to the Property showing the Buyer registered as proprietor together with any title plan produced or updated by the Land Registry as part of the registration.

20.2 As part of the Buyer's application to register the Transfer at the Land Registry the Buyer is to request that the Land Registrar notes the benefit of any easements.

20.3.1 Reserved by the Transfer over the Property;

20.3.2 Granted by the Transfer in favour of the Property against the Title number to the Property allocated by the Land Registry.

21. ACKNOWLEDGEMENT

21.1 The Buyer acknowledges that

21.1.1 It has inspected the Property and has formed its own view as to its suitability for the Buyer's purposes;

21.1.2 It has contacted the public utilities and is aware of the position and depth of all services that cross the Property (if any);

21.1.3 It has had the Seller's permission to carry out a survey of the Property;

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21.1.4 Except for the written replies made by the Seller's Solicitors to the formal pre-contract enquiries made by the Buyer's Solicitors it has not relied on or taken into account any statement or representation made by or on behalf of the Seller (whether written or oral) in deciding to enter into the Contract;

21.1.5 It shall not be entitled to make any requisition or claim in respect of the state of repair or condition of the Property or the compliance or non-compliance of the Property or its use with any legislation.

22. RIGHTS OF THIRD PARTIES:

The Contract is for the sole benefit of the Buyer and the Seller and terms which make reference to third parties are not to be construed as terms purporting to confer benefits upon such third parties. It is not the intention of the Buyer and the Seller that any term of the Contract should be enforceable by anyone other than the Buyer and the Seller.

23. FURTHER INFORMATION:

Any queries with regard to the Conditions of Sale must be clarified with Debbie Wesselby in the Seller's Property and Commercial Law Team on (01482) 393157 or by email at debbie.wesselby@eastriding.gov.uk prior to a tender being submitted.

SCHEDULE 1 above referred to

Existing Covenants and other matters affecting the Property

1. All matters contained mentioned or referred to in the Registers of Title Number HS203771 so far as they relate to the Property and are still subsisting and capable of taking effect.

2. Wayleave dated 21 December 1954 made between The West Riding of Yorkshire County Council (1) and The Yorkshire Electricity Board (2).

SCHEDULE 2 above referred to

New Covenants and other matters subject to which the Property is sold

1. The Buyer shall within three (3) months of the date of the Transfer at the Buyer's own expense erect and thereafter maintain a stock proof fence (specification to be agreed with the Seller in advance) between the points marked X-Y and Y-Z on the Plan (boundary to be pegged out by the Seller prior to Completion).

2. If necessary the Buyer will upgrade the septic tank at the Property to ensure that it complies with the requirements contained within The Environmental Permitting (England and Wales) Regulations 2016 and the Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2023 known as the General Binding Rules.

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The work will be undertaken at the Buyer's own expense as soon as possible or not later than six (6) months following Completion.

SCHEDULE 3 above referred to

New rights and other matters which the Property is sold with the benefit of

The Seller will grant an easement to the Buyer for the existing drainage pipe that crosses the Seller's land. The form of Deed of Grant is attached to these Conditions of Sale and this will be completed simultaneously with the Transfer.

SCHEDULE 4 above referred to

Overage

1. This Schedule relates to the ascertainment payment and securing of the additional consideration referred to in Clause 12.4 of these Conditions of Sale

2. In this Schedule the following expressions shall where the context so admits bear the following meanings:

   2.1 "a Chargeable Event" shall mean a date prior to commencement of development and no later than the date of actual development (which shall be given the same meaning as that defined in Section 56 (4) of the Town and Country Planning Act 1990) for any residential use in respect of the Property under a planning permission and/or the implementation of a planning permission granted after the date hereof under the Town and Country Planning Act 1990 or any re-enactment or modification thereof for the time being in force by the Buyer or its successors in title in respect of the Property or any part thereof. For the avoidance of doubt the following matters shall not be classed as a Chargeable Event:

   2.1.1 the conversion extension or replacement of the existing dwelling

   2.1.2 the conversion of any of the existing outbuildings for a use which is residential accommodation ancillary to the existing dwelling on the Property

   2.2 "the Further Payment" shall mean a sum representing fifty per cent (50%) of the uplift in market value of the Property (plus VAT if applicable) occurring as a result of each Chargeable Event as at the date of each Chargeable Event

3. The Buyer with intent to bind so far as legally may be for itself its successors in title the owners and occupiers for the time being of the Property or any part thereof covenants with the Seller as follows:-

   3.1 forthwith to notify the Seller in writing upon the happening of each Chargeable Event and upon the happening of each Chargeable Event to pay to the Seller the Further Payment

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4. There shall be added to the Further Payment interest at the rate of four per cent (4%) per annum above the base lending rate of National Westminster Bank Plc from time to time applicable for the period during which the Further Payment remains unpaid commencing on the date when such payment as aforesaid becomes payable up to and including the date of payment but so that if the base lending rate of National Westminster Bank Plc shall at any time cease to exist or be ascertainable then there may be substituted therefore the base lending rate of such one of the London Clearing Banks as the Seller shall prescribe or (if this shall be impracticable) such other rate or rates as the Seller shall prescribe as reasonably equivalent thereto

5. The Buyer with full title guarantee charges the Property by way of equitable security with the payment to the Seller of all such sums as shall become payable in accordance with the provisions of paragraphs 2 and 4 of this Schedule

6. Upon receipt of a Further Payment and any interest which may be payable the Seller will at the request and cost of the Buyer give a good and sufficient discharge and receipt for such sum

7. The Buyer undertakes with the Seller that it will not dispose of the Property or any part thereof or interest therein (the words "dispose of" as used in this Schedule bearing the meaning assigned to the same under Section 205 [1] of the Law of Property Act 1925) without procuring from the disponee and delivering to the Seller a covenant under seal with the Seller in a form reasonably acceptable to the Seller in which the disponee covenants to observe and perform the same obligations of the Buyer under this Schedule (including this present paragraph) unless the Seller shall consent in writing to the omission of such a covenant

8. The Seller and the Buyer shall request and direct the Chief Land Registrar to register title to the Property subject to the following restriction in relation to the Property:

   "No disposition of the registered estate (other than a charge) by the proprietor of the registered estate (or by the proprietor of any registered charge not being a charge registered before the entry of this restriction) is to be registered without a written consent signed by The East Riding of Yorkshire Council of County Hall, Cross Street, Beverley HU17 9BA"

9. The Seller will consent to a registration under the terms of the said restriction (but not to the cancellation of the restriction) whereupon a disposition or dealing it is demonstrated to the Seller that there is no breach of the terms of this Schedule and that the undertaking in paragraph 7 hereof has been complied with in relation thereto

10. The Seller will upon request release the charge by way of equitable security whereupon it is demonstrated to the Seller that there is no breach of the terms of this Schedule and no Further Payment outstanding.

11. In the event that any dispute or question arises between the parties as to the amount of any Further Payment or the construction or effect of this Schedule then the matter is to be determined by an arbitrator to be appointed either by agreement between the parties or in the absence of agreement by the President for the time being of the Royal Institution of Chartered Surveyors or any person authorised by him to make appointments on his behalf on the application by either party. This is to be deemed

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to be a submission to arbitration within the meaning of the Arbitration Act 1996. The arbitrator is to have full power to determine the amount of the Further Payment in question

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TITLE DOCUMENTS, SEARCHES and DEED OF GRANT

1. Official Copy Entries relating to Title Number HS203771

2. Land Registry Plan relating to Title Number HS203771

3. Deed dated 6 October 1920 made between Jane Bristow and Herbert Thomas Bennett (1) Jane Bristow (2) and The County Council of the West Riding of Yorkshire (3)

4. SIMR

5. Local Land Charge Search

6. Drainage Search

7. Wayleave dated 21 December 1954 made between The West Riding of Yorkshire County Council (1) and The Yorkshire Electricity Board (2)

8. Deed of Grant of an easement in respect of the existing drainage pipe

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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Official copy of register of title

Title number HS203771 | Edition date 05.05.2020

- This official copy shows the entries on the register of title on 30 JUL 2025 at 13:10:05.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 30 Jul 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

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A: Property Register

This register describes the land and estate comprised in the title.

EAST RIDING OF YORKSHIRE

1 (03.02.1921) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being White Gate Farm and Grange Farm, Rawcliffe Road, Airmyn, Goole (DN14 8SB).

2 The mines and minerals lying at a depth of 500 feet or any greater depth below the surface within and under the land as mentioned in a Deed dated 6 October 1920.

NOTE: Copy filed under Z1683Z.

3 (15.04.1954) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title possessory

1 (03.02.1921) PROPRIETOR: THE COUNTY COUNCIL OF HUMBERSIDE of County Hall, Beverley, N Humberside.

2 The land was acquired for the purposes of Small Holdings under the Agriculture Act 1970.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 The part of the land affected thereby is subject to rights to lay and maintain a gas main granted by a Deed dated 6 June 1983 made between (1) The County Council of Humberside and (2) British Gas Corporation. The said deed also contains restrictive covenants.

C: Charges Register continued

NOTE: Copy filed under Z1683Z.

End of register

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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 30 July 2025 shows the state of this title plan on 30 July 2025 at 13:10:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Kingston Upon Hull Office .

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HS203771

Land Registry.

(Land Transfer Acts 1875 & 1897)

~~Parish of Airmyn~~
HUMBERSIDE DISTRICT BOOTHFERRY
~~COUNTY OF YORK~~ [WEST RIDING]

HS203771

Title No ~~Z 1683 Z~~

Ordnance Survey Sheet CCXXXVII.S.W. [REVISED] **Surveyed** 1905

Scale: 880 **Feet to One Inch.** [1/10560]

~~TITLE No.~~ Z 1683 Z

L A N D

2306·984

Newland

NORTH EASTERN RAILWAY

RIVER ~~HUMBER~~

RAWCLIFFE PARK

Rawcliffe

ENLARGEMENT
SCALE 1/1250

3300
1·49

Drain
KEY LANE
Drain
HS200386
Und
R A
12

LAND REGISTRY
2·4·21
MAP DEPARTMENT

CCLII. N.W.
GOOLE UNION & R.D. RAWCLIFFE PH.

This is the filed plan No. ~~Z 1683 Z~~

Scale — Six Inches to One Statute Mile or 880 Feet to One Inch = 1/10560

Price 1/6 net.

Issued by the Director General at the Ordnance Survey Office, Southampton.

N.B. The representation on this map of a Road, Track, or Footpath, is no evidence of the existence of a right of way

This official copy is incomplete without the preceding notes page.

TWENTY POUNDS

TWENTY POUNDS

SEVEN POUNDS TEN SHILLINGS

Produced to the Commissioners of Inland Revenue in compliance with the requirements of Sec. 44 of the Act 54 Vict. ch. 39.

25 JAN 1921

INLAND REVENUE

This Indenture

made the sixth day of October one thousand nine hundred and twenty

Between Jane Anstow of Grange Grange near York in the County of York Widow and Herbert Thomas Bennett of Tollerton Grange near York aforesaid Farmer (hereinafter called the Vendor) of the first part and the said Jane Anstow of the second part and the County Council of the West Riding of Yorkshire (hereinafter called the Council) of the third part **Whereas** by an Indenture dated the twenty sixth day of August one thousand nine hundred and twenty and made between Algernon Hugh Heber Percy of the first part the Right Honourable Edward George Percy Baron Hotherton P.C. M.P. and the Honourable Eustace Sutherland Campbell Percy (commonly called Lord Eustace Percy) of the second part the Vendors of the third part and the said Jane Anstow Alice Elizabeth Preston Emily Brompton and Edith Cuddington of the fourth part the hereditaments hereditaments hereinafter described and intended to be hereby conveyed were (along with other hereditaments) conveyed unto and to the use of the Vendors their heirs and assigns as joint tenants in fee simple upon the trusts and subject to the provisions hereinafter declared and it was by the said indenture declared that the Vendors with the consent in writing of the said Jane Anstow during her life and after her death at their discretion should sell the said hereditaments thereby conveyed and should stand possessed of the net money to arise from any such sale upon the trusts and subject to the powers and provisions thereby contained or expressed to **And** whereas the Vendors have with the consent and approval of the said Jane Anstow testified by her being a party to and executing these presents agreed with the Council for the sale to them of the said hereditaments hereinafter described and intended to be hereby conveyed for an estate of inheritance in fee simple in possession free from incumbrances

NOT PUBLISHED

but subject to the exception and reservation hereinafter contained at or for the price or sum of three thousand seven hundred and fifty pounds [illegible] Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the sum of Three thousand seven hundred and fifty pounds out of the money the execution whereof the Vendors hereby acknowledge) the Vendors as Trustees with the consent and approval aforesaid hereby convey unto the Council All that farm house and outbuildings together with the several pieces of land thereto belonging situate in the Parish of Alkmaar near Perth aforesaid and forming part of a farm known as Glenpie Farm which said premises contain 99.563 acres or thereabouts and are more particularly described in the schedule hereto and are delineated on the plan endorsed thereon and thereon coloured pink Together with all such right of user of the bank and foreshore of the River Tay on the Northerly side of the said Premises as hereby conveyed for the purpose of navigation or otherwise as the Vendors now have and enjoy Except and reserving in fee simple out of the conveyance hereby made all such mines minerals and mineral substances lying at a depth of five hundred feet or any greater depth below the surface within and under the premises hereby conveyed and power of working the same as by the hereinbefore recited Indenture of the twenty sixth day of August one thousand nine hundred and twenty six excepted and reserved To hold the same (except and reserving as aforesaid) Unto and To the use of the Council their successors and assigns in fee simple Provided always that so far as regards any such part of the said premises as consists of foreshore the Vendors are to be deemed to convey the same for such estate or interest only as they have power to convey by these presents And the Vendors hereby acknowledge the right of the

NOT FOR PUBLICATION

A Memorial was registered at the West Riding Registry of Deeds at Wakefield the tenth day of November 1920 at 2.45 p.m. the afternoon in Volume 129 Page 523 Registrar

Council to production of the hereunto for sealed Indenture of the twenty sixth day of August one thousand nine hundred and twenty one & delivery of copies hereof

In witness whereof the parties hereto of the first and second part have hereunto set their hands and seals and the Council have hereunto affixed their Common Seal the day and year first before written

The Schedule above referred to

Number on Plan	Description	Tenant	Acreage
Part 178	chalk	George Bristow	6.627
" 178	"	"	7.300
" 179	"	"	11.191
" 179	"	"	2.030
" 180	"	"	20.181
177	Grass	"	13.516
176	chalk	"	12.973
Part 172	"	"	1.960
" 172	"	"	12.729
174	House Farm House Buildings etc	"	1.161
173	Grass	"	4.647
175	"	"	5.043
			99.513

Signed Sealed and Delivered by the) George Bristow
said Jane Clayton and Ralph Thomas)
Bennett in the presence of)

W.S. Saul,
Solicitor Wakefield

Jane Bristow

K.G. Bennett.

Sealed with the Common Seal of the County Council of the West Riding of Yorkshire pursuant to Resolution by the Land Holding & Allotments Committee of the 16th day of September 1920 in the presence of:

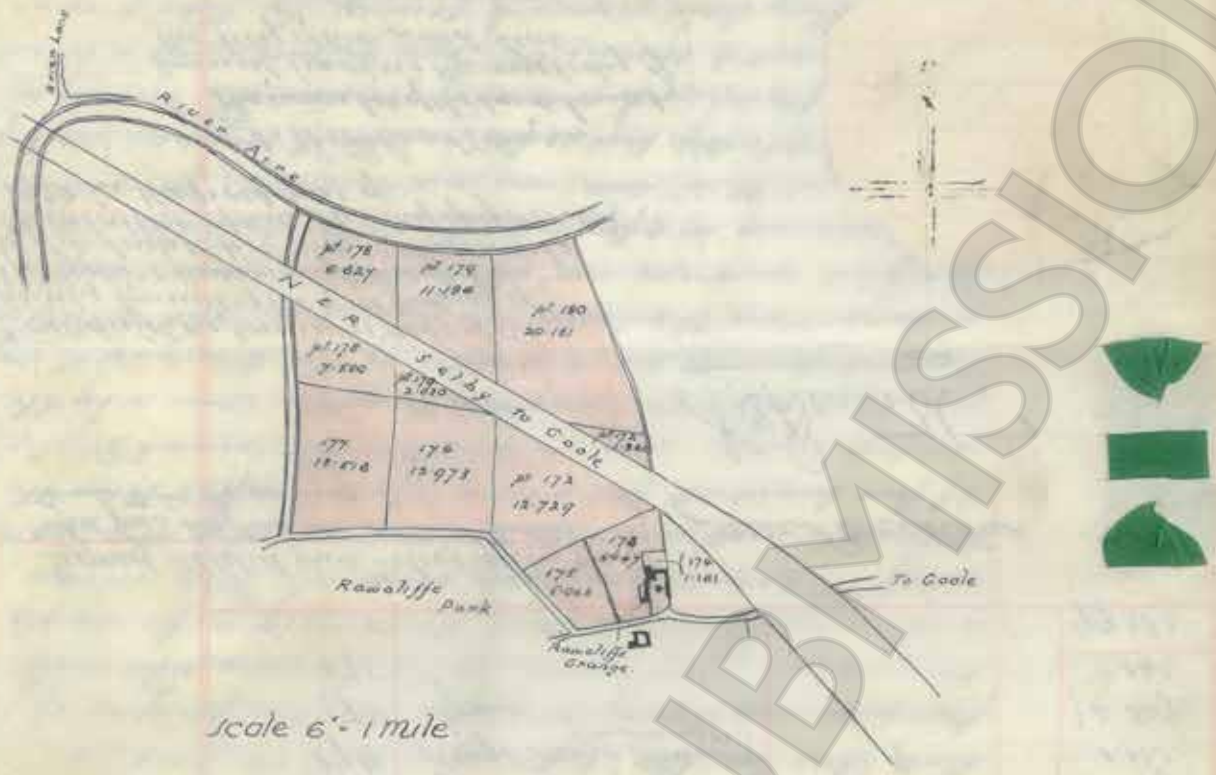
A.W. Roland Clerk

The number of the said County Council having the custody of the Key of the said Seal.

Registered [illegible]

The Clerk of the said County Council having for the time being the Custody thereof in Council Register 17725

NOT FOR SUBMISSION



LAND REGISTRY
TITLE No. Z. 16837
REGISTD 3 FEB 1921

Dated 6th October 1920.

Mrs Jane Pinstow and another

to

The County Council of the West Riding of Yorkshire

Conveyance

of lands and hereditaments known as Hoope Farm situate at Heimys near Goole in the County of York

1503

Bc/G

D.1337.

H. Nisbet Dixon
Wakefield

NOT FOR SUBMISSION

The electronic official certificate of result in respect of your search of the index map follows this message.

Please note that this electronic version is the only certificate of result we will issue. No postal certificate of result will be sent.

NOT FOR SUBMISSION

Official certificate of the result of search of the index map

HM Land Registry

Land Registration Rules 2003

SIMR

Certificate Date:	22 Nov 2025
Certificate Time:	00:00:01
Certificate Ref:	162/I58ATNB

Property	Land edged red on the plan attached to the application and described in form SIM as WHITE GATE FARM, RAWCLIFFE ROAD, AIRMYN, GOOLE, EAST RIDING OF YORKSHIRE, DN14 8SB.

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

Result

The index map has been searched in respect of the Property with the following result:

Plan reference	Title No.	Registered Estate or Caution	Notes
Not Applicable	HS203771	Freehold	

******

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

Continued on Page 2

Your Reference: DW/84874/J22ZZZ-45023	Key Number: 6620347	For any enquiries concerning this certificate, please contact:
EAST RIDING OF YORKSHIRE COUNCIL DX28318 Beverley 1		Customer Support: email customersupport@mail.landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 5pm) A £8.00 fee will be debited to the account quoted.

NOT FOR SUBMISSION

Official certificate of the result of search of the index map

HM Land Registry

Land Registration Rules 2003

SIMR

Certificate Date:	22 Nov 2025
Certificate Time:	00:00:01
Certificate Ref:	162/I58ATNB

******

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.
How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies.
Plan requirements for registration - see Practice Guide 40 - HM Land Registry plans - (www.gov.uk/land-registry).
Ordnance Survey map products - (www.ordnancesurvey.co.uk).

END OF RESULT

NOT FOR SUBMISSION

EAST RIDING OF YORKSHIRE COUNCIL

Search Reference: 2526_01049
NLIS Reference:

Form LLC1 *(Local Land Charges Rules 1977 Schedule. Form C)*

Register of local land charges

East Riding of Yorkshire Council
County Hall
Beverley HU17 9BA

Requisition for search and official certificate of search

Requisition for search
(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official Search is required in all parts of the register of local land charges for by the above named registering authority for subsisting registrations against the land [defined in the attached plan] described below

Description of land sufficient to enable it to be identified

White Gate Farm
Rawcliffe Road
Airmyn
Goole
East Riding Of Yorkshire
DN14 8SB

Name and address to which certificate is to be sent:

Legal Department

Signature of applicant (or his solicitor)

Date:

Telephone number

Reference DW/84874/J22ZZZ-45023

Enclosure

It is hereby certified that the search requested above reveals no subsisting registrations up to and including the date of this certificate.

Signed
On behalf of: **East Riding of Yorkshire Council**

Date: 21 November 2025
Total Fee: £184.00

NOT FOR SUBMISSION

East Riding of Yorkshire Council

Register of Local Land Charges
Schedule to Official Certificate of Search

No items have been found.

NOT FOR SUBMISSION

EAST RIDING OF YORKSHIRE COUNCIL

Search Reference: 2526_01049
NLIS Reference:

East Riding of Yorkshire Council
County Hall
Beverley HU17 9BA

Replies to CON 29 Required enquiries

of Local Authority (2016 Edition)

Description of land sufficient to enable it to be identified

White Gate Farm
Rawcliffe Road
Airmyn
Goole
East Riding Of Yorkshire
DN14 8SB

Other Roads, footways and footpaths

Rawcliffe Road

Name and address to which certificate is to be sent

Legal Department

I refer to your CON 29R Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the CON 29R Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Date: 21 November 2025

NOT FOR SUBMISSION

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

No Applications.

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

None

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

NOT FOR SUBMISSION

None

Informative: *The Council may not always be aware of such works and enquires should also be made of the seller.*

Informative: *The Councils records of Building Control applications have been granted, refused or being pending do not extend further back than 15 years of a deposited application and this reply covers only the period since that date . If further information relating to a status of a development in relation to the Building Regulations is needed, then a formal enquiry should be made by email to:- building.control@eastriding.gov.uk.*

1.2 Planning designations and proposals
What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

The adopted Development Plan for the area is the East Riding Local Plan this shows the site as Outside the Development Limits.

Flood Zone 2 and 3.

Mineral Safeguarding Area (EC6)

ROADS AND PUBLIC RIGHTS OF WAY
Roadways, footways and footpaths
2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

Rawcliffe Road is a highway maintainable at public expense.

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative: *If a road, footway or footpath is not a highway, there may be no right to use it and the Council cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.*

- *The Council cannot comment on the width of a highway, or whether or not any existing highway directly abuts the boundary of the property.*
- *The Council does not hold information on highway extents.*

Public rights of way
2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

NOT FOR SUBMISSION

None

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

None

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

None

2.5 If so, please attach a plan showing the approximate route.

N/A

OTHER MATTERS

Apart from matters entered on the registers of local land changes, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained? Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes
Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works
Is the property included in land to be acquired for road works?

No

3.3 Drainage matters
(a) Is the property served by a sustainable urban drainage system (SuDS)?

No

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

N/A

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

N/A

3.4 Nearby road schemes
Is the property (or will it be) within 200 metres of any of the following?
(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

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No

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

No

(d) the outer limits of:

(i) construction of a new road to be built by a local authority

No

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

(i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(ii) construction a roundabout (other than a mini roundabout)

No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

Informative: *A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.*

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

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(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

None

Informative: *This property sits near to the local authority boundary, enquiries are therefore advised to seek further information from the neighbouring local authority.*

3.6 Traffic schemes
Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?
(a) permanent stopping up or diversion

.
No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

NOT FOR SUBMISSION

.
No

(k) cycle tracks

No

(l) bridge building

No

Informative: *In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority. This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.*

3.7 Outstanding notices
Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?
(a) building works

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

None

3.8 Contravention of building regulations
Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

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No

3.9 Notices, orders, directions and proceedings under Planning Acts
Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?
(a) an enforcement notice

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

(l) an order requiring discontinuance of use or alteration or removal of building or works

NOT FOR SUBMISSION

No

(m) a tree preservation order

None

(n) proceedings to enforce a planning agreement or planning contribution

None

***Informative**: National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them.*

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(i) a liability notice?

Not Applicable

(ii) a notice of chargeable development?

Not Applicable

(iii) a demand notice?

Not Applicable

(iv) a default liability notice?

Not Applicable

(v) an assumption of liability notice?

Not Applicable

(vi) a commencement notice?

Not Applicable

(c) Has any demand notice been suspended?

N/A

(d) Has the Local Authority received full or part payment of any CIL liability?

N/A

(e) Has the Local Authority received any appeal against any of the above?

N/A

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(f) Has a decision been taken to apply for a liability order?

N/A

(g) Has a liability order been granted?

N/A

(h) Have any other enforcement measures been taken?

N/A

3.11 Conservation area
Do the following apply in relation to the property?
(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.12 Compulsory purchase
Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

3.13 Contaminated land
Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?
(a) a contaminated land notice

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

No

(ii) an entry

No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

Informative: *A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land*

NOT FOR SUBMISSION

is situated.

3.14 Radon gas
Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England?

No, it is in an area where less than 1% of homes are estimated to be at or above Action Level

3.15 Assets of Community Value
(a) Has the property been nominated as an asset of community value?

(i) Is it listed as an asset of community value?

No

(ii) Was it excluded and placed on the 'nominated but not listed' list?

No

(iii) Has the listing expired?

No

(iv) Is the Local Authority reviewing or proposing to review the listing?

No

(v) Are there any subsisting appeals against the listing?

No

(b) If the property is listed:

(i) Has the Local Authority decided to apply to Land Registry for an entry or cancellation of a restriction in respect of listed affecting the property?

Not Applicable

(ii) Has the Local Authority received a notice of disposal?

Not Applicable

(iii) Has any community interest group requested to be treated as a bidder?

Not Applicable

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or though an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

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This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

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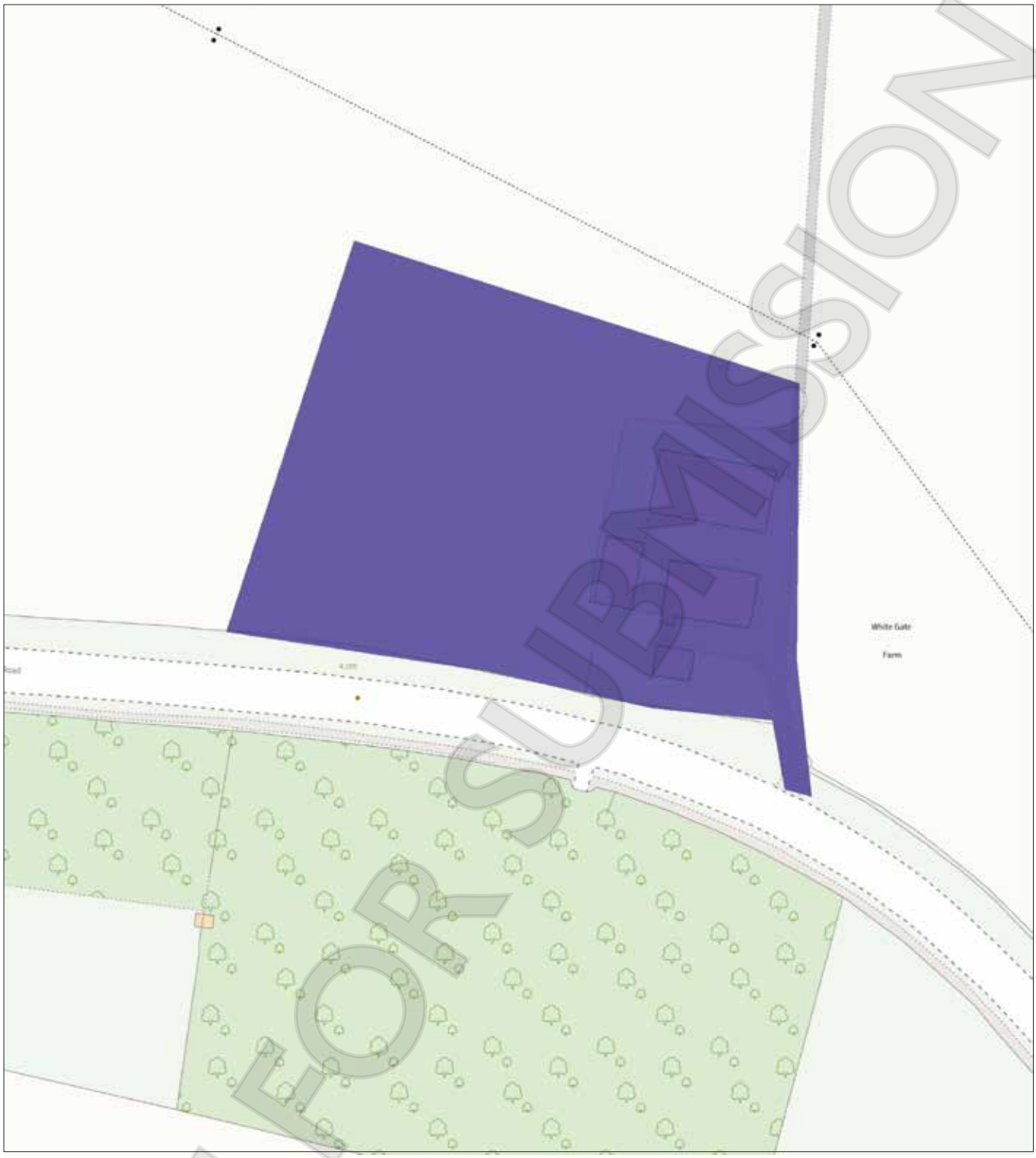

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Search Reference: 2526_01049	EAST RIDING OF YORKSHIRE COUNCIL **County Hall, Beverley HU17 9BA**
Property Address: White Gate Farm Rawcliffe Road Airmyn Goole East Riding Of Yorkshire	
Date: 12-Nov-2025	**Scale:** 1: 1250

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East Riding of Yorkshire Council
County Hall, Beverley

LOCAL LAND CHARGES
VAT RECEIPT

VAT Receipt Number: 2526_01049
VAT Receipt Date: 12-Nov-2025

Applicant: Legal Department

Search Reference: 2526_01049
Online Reference:
Online Source:
Search Date: 12-Nov-2025

Search Property: White Gate Farm
Rawcliffe Road
Airmyn
Goole
East Riding Of Yorkshire
DN14 8SB

Product Description				
Service Description	**VAT Rate %**	**NET Amount**	**VAT Amount**	**Total Amount**
1 x LLC1 Full	0.00	£40.00	£0.00	£40.00
1 x CON29 Standard (Full)	20.00	£120.00	£24.00	£144.00
[redacted]	**Totals**	£160.00	£24.00	£184.00

VAT is chargeable on items shown above that are related to the CON29 part of this search.
Other items are exempt for VAT purposes

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SafeMove
A part of YorkshireWater

CON29DW
COMMERCIAL
DRAINAGE & WATER SEARCH

DRAINAGE + WATER SEARCHES NETWORK
DWSN | SUPPORTING MEMBERS SINCE 2014

The Property Ombudsman

Property	White Gate Farm, Rawcliffe Road, Airmyn, Goole, East Riding of Yorkshire, DN14 8SB
Date of report	12-Nov-2025
Our reference	CAS-410919-D7Z2R1
Prepared for	East Riding Of Yorkshire Council Legal Services

NOT FOR SUBMISSION

Maps

Drainage

2.1 Foul connected?
2.2 Surface Water Connected?
2.3 Surface Water Charge
2.5 Sewer within 30.48 metres (100 feet)?
2.9 Sewerage treatment Works?

Water

3.5 What is the classification of the water supply for the property?
3.2 Water Mains Within Boundary?

Charging

4.2 Sewerage bills
4.3 Water bills

At a glance

- No build over consultation is recorded.
- No S104 agreement is recorded.
- The property is connected for a mains water supply only.
- There are no sewers within the boundary.

www.safe-move.co.uk
safemove@yorkshirewater.com
0333 220 6664

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YorkshireWater

Registered office: Yorkshire Water Services Limited
Western House, Halifax Road, BD6 2SZ. Registered in England and Wales No. 2366682

Risk Summary Table

Question		Status	Answer
1.1	Where relevant, please include a copy of an extract from the public sewer map	Green	Included
1.2	Where relevant, please include a copy of an extract from the map of waterworks	Green	Included
2.1	Does foul water from the property drain to a public sewer?	Red	No
2.2	Does surface water from the property drain to a public sewer?	Red	No
2.3	Is a surface water drainage charge payable?	Red	No
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Green	No
2.4.1	Does the public sewer map indicate any public pumping station or ancilliary apparatus within the boundaries of the property?	Green	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Amber	No
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?	Green	No
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	Green	No
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	Green	No
2.8	Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Green	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Amber	See report
3.1	Is the property connected to mains water supply?	Green	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	Red	Yes
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	Green	No
3.4	Is the property at risk of receiving low water pressure or flow?	Green	No
3.5	What is the classification of the water supply for the property?	Amber	See report
3.6	Is there a meter installed at this property?	Green	Yes
3.7	Please include details of the location of any water meter serving the property.	Green	External
4.1.1	Who is responsible for providing the sewerage services for the property?	Green	Yorkshire Water
4.1.2	Who is responsible for providing the water services for the property?	Green	Yorkshire Water
4.2	Who bills the property for sewerage services?	Amber	See report
4.3	Who bills the property for water services?	Amber	See report
5.1	Is there a Consent to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewer system?	Green	No
6.1	Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?	Green	No

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6.2	On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.	Green	Included

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As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search reflect these changes.For further details visit www.yorkshirewater.com/the-big-transfer.aspx

SafeMove Complaints Procedure

We aim to provide a high standard of service and to treat you with courtesy and fairness at all times. We welcome any comments you may have and always try to answer queries and resolve complaints quickly and in full.

SafeMove offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made via the telephone, in writing or via email. We'll investigate your complaint and try to resolve it fully. If your complaint is fair, we'll say sorry and do everything to put things right as soon as possible.

Our contact details are:
SafeMove
PO Box 99
Bradford
BD3 7YB

Free phone: 0333 220 6664
Email: safemove@yorkshirewater.com

If you have a query or issue regarding either the provision or the content of our CON29DW Drainage and Water search, you should contact us in the first instance.

If you raised a complaint you can expect the following as a minimum standard from us:

- We will listen to your complaint and do our best to resolve it immediately.
- If we cannot resolve it at the time , we will record the details of your complaint and we will investigate and contact you within 5 working days. We will confirm our response in writing if you request it.
- If we fail to provide you with a response within 5 working days will pay you £50.00 regardless of the outcome of your complaint.
- On occasions your complaint may require more detailed investigation. In these instances we will keep you informed of our progress and update you with new timescales if necessary.
- If you want to liaise with a third party on your behalf, just let us know.

If we consider the complaint to be justified, you can expect the following from us:

- We will provide you with a revised search and undertake action within our control to put things right in line with the products terms and conditions.
- You will be kept informed of any actions required.
- Once you have our response, If you are still not satisfied with the outcome, or the way we've handled it, you can ask for the issue to be reviewed. If this is the case you should write to us without delay, explaining why you remain dissatisfied and what action you would like us to take. The review will be independent of the original investigations and may overturn the previous decision if appropriate.
- We'll let you know the outcome of your review, in writing, within 10 working days.
- If we cannot resolve your complaint or you remain dissatisfied with the output of the review you can refer the Issue to The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk In addition to TPO redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) that

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meet the following criteria:
- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

The Property Ombudsman's limit for compensation is £25,000

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Maps

Question 1.1 Where relevant, please include a copy of an extract from the public sewer map

Answer

A copy of an extract from the public sewer map is included in which the location of the property is identified.

1. Public Sewers are those which Yorkshire Water Services has responsibility for.

Question 1.2 Where relevant, please include a copy of an extract from the map of waterworks

Answer

A copy of an extract from the map of waterworks is included in which the location of the property is identified.

1. Assets other than vested water mains may be shown on the plan, for information only.
2. Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these.
3. The extract of the public water main record will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network. The pipe work which runs between the inlet of the water meter box and the public water main is also the responsibility of the householder.

Question 6.2 On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.

Answer

On the copy extract from the public sewer map the manhole cover, depth and invert levels are shown where available.

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Drainage

Question 2.1 Does foul water from the property drain to a public sewer?

Answer

Records indicate that foul water from the property does not drain to a public sewer and the householder will therefore not be charged for this service. This may be as a result of one of the following being present at the property - Private septic tank, cesspit, leachfield, reed beds or other type of treatment plant.

Question 2.2 Does surface water from the property drain to a public sewer?

Answer

Records indicate that surface water from the property does not drain to a public sewer and the householder will therefore not be charged for this service. This may be as a result of one of the following being present at the property – Soakaway or watercourse; for example river, stream, beck or culvert. If the property was constructed after 6th April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the Local Authority.

Question 2.3 Is a surface water drainage charge payable?

Answer

Records confirm that a surface water drainage charge is not payable for the property. If the property was constructed after 6th April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the Local Authority.

1. If surface water does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.

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Question 2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from the 1st October 2011 there may be lateral drains and/or public sewers which are not recorded on the public sewer map but which may prevent or restrict development of the property.

1. Yorkshire Water Services has a statutory right of access to carry out work on its assets. Employees of Yorkshire Water Services or its contractors may, therefore, need to enter the property to carry out work.

Question 2.4.1 Does the public sewer map indicate any public pumping station or ancilliary apparatus within the boundaries of the property?

Answer

The public sewer map indicates that there is no public pumping station within the boundaries of the property. Any ancillary apparatus is shown on the public sewer map and referenced on the legend.

1. Pumping stations installed before 1st July 2011 were transferred into the ownership of Yorkshire Water on 1st October 2016. Pumping stations installed after 1st July 2011 will remain the responsibility of the householder unless they are the subject of an adoption agreement.

Question 2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer

The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property.

1. As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with the Water Industry (Schemes for Adoption of Private Sewers)

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Regulations 2011 consequently there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Question 2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?

Answer

The public sewer map included indicates that there is no public pumping station within 50 metres (164.04 feet) of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Question 2.6 Are any sewers or lateral drains serving or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Question 2.7 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

1. Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
2. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or

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consulted about any plans to erect a building or extension on the property over or in the vicinity of these.

Question 2.8

Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?

Answer

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
2. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
3. At risk properties are defined as those that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.
6. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

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Question 2.9

Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Answer

The nearest Sewage Treatment Works is RAWCLIFFE BANKSIDE/STW which is 1.1 kilometres SW and is the responsibility of Yorkshire Water Services Ltd.

1. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed that has not been identified.

Question 5.1

Is there a Consent to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewer system?

Answer

The Company's records indicate that the property does not have a consent to discharge trade effluent under S118 of the Water Services Industry Act 1991 into the public sewerage system.

Question 6.1

Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?

Answer

Records indicate there is no Wayleave/Easement relating to any public sewer or vested water main located within the boundary of the property/site. However, as records may be incomplete we recommend that verification is always sought from the vendor.

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Water

Question 3.1 Is the property connected to mains water supply?

Answer

Records indicate that the property is connected to mains water supply.

Question 3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

Answer

The map of waterworks indicates that there are public water mains, resource mains or discharge pipes within the boundaries of the property. If any development work is being undertaken within the boundary of the property close to our assets, please contact Developer Services at Yorkshire Water on 0345 120 84 82 for further information.

1. The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 3.3 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Question 3.4 Is the property at risk of receiving low water pressure or flow?

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Answer

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

1. It should be noted that low water pressure can occur from private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.

Question 3.5 What is the classification of the water supply for the property?

Answer

The water supplied to the property is classified as being hard water, which is borehole/river derived and has an average water hardness of 112.5mg/l calcium and magnesium. As we have a grid system in place whereby, we can move water around the Yorkshire region as required, occasionally the hardness of your water may vary. Hardness reacts chemically with soap and is a measure of the concentration of calcium and magnesium salts in the water. The higher the hardness, the more soap is required to form a lather. Yorkshire Water does not artificially soften or harden any of its supplies Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units.

Hardness Category	Calcium (mg/l)	Calcium Carbonate (mg/l)	English Clark Degrees	French Degrees	German Degrees
Soft	0-20	0-50	<3.5	<5	<2.8
Moderately Soft	20-40	50-100	3.5-7	5-10	2.8-5.6
Slightly Hard	40-60	100-150	7-10.5	10-15	5.6-8.4
Moderately Hard	60-80	150-200	10.5-14	15-20	8.4-11.2
Hard	80 - 120	200-300	14-21	20-30	11.2-16.8
Very Hard	Over 120	Over 300	>21	>30	>16.8

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Charging

Question 3.6 Is there a meter installed at this property?

Answer

Records indicate that there is a meter installed at this property.

Question 3.7 Please include details of the location of any water meter serving the property.

Answer

Records indicate that the property is served by a water meter which is located externally to the property.

Question 4.1.1 Who is responsible for providing the sewerage services for the property?

Answer

Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is/will be responsible for providing the sewerage services for the property/site. If the property is not connected then Yorkshire Water are still responsible for providing sewerage services in this area.

Question 4.1.2 Who is responsible for providing the water services for the property?

Answer

Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is/will be responsible for providing the water services for the property/site. If the property is not connected then Yorkshire Water are still responsible for providing water services in this area.

Question 4.2 Who bills the property for sewerage services?

Answer

If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for this property please visit www.open-water.org.uk

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Question 4.3 Who bills the property for water services?

Answer

If you wish to know who bills the water services for this property then you will need to contact the current owner. For a list of all potential retailers of water services for this property please visit www.open-water.org.uk

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Appendix 1

General Interpretation

(1) In this Schedule—
"the 1991 Act" means the Water Industry Act 1991(a);
"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);
"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);
"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);
"bond" means a surety granted by a developer who is a party to an adoption agreement;
"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;
"calendar year" means the twelve months ending with 31st December;
"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;
"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which—
(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;
"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;
"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;
"financial year" means the twelve months ending with 31st March;
"lateral drain" means—
(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under section 104 of that Act (e);
"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);
"maintenance period" means the period so specified in an adoption agreement as a period of time—
(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;
"map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);
"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;
"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;
"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);
"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—

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(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;
"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
"Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;
"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;
"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;
"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
"Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.
(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.
(a) 1991 c. 56.
(b) S.I. 2000/3184. These Regulations apply in relation to England.
(c) S.I. 2001/3911. These Regulations apply in relation to Wales.
(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
(e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
(i) 1989 c. 15.
(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

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COMMERCAL DRAINAGE & WATER ENQUIRY TERMS AND CONDITIONS

Customer and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

1. Definition

1.1. Client means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property;

1.2. Customer means the person, company, firm or other legal body placing the Order, either on their own behalf as the Client, or, as an agent for a Client;

1.3. Order means any request completed by the Customer requesting the Report;

1.4. Property means the address or location supplied by the Customer in the Order;

1.5. Report means the drainage and/or water report prepared by SafeMove in respect of the Property; and

1.6. SafeMove means Yorkshire Water Services Limited (company number O2366682) trading as "SafeMove".

2. Agreement

2.1. The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in clause 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.

2.2. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

3. The Report

3.1. The Report is produced only for use in relation to property transactions where the intended use of the property is not as a single residential domestic property or not land and buildings being or to be developed as a single residential domestic property and cannot be used for circumstances outside this remit.SafeMove shall have no liability should the Report be used otherwise than for its intended purpose.

3.2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

3.2.1. The information contained in the Report can change on a regular basis so SafeMove cannot be responsible to the Customer and/or the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Customer and / or the Client.

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3.2.2. The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection.Further advice and information from appropriate experts and professionals should always be obtained.

3.2.3. The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.

3.3. The Report may contain opinions or general advice to the Customer and/or the Client and SafeMove cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

3.4. The position and depth of apparatus shown on any maps attached to the Report are approximate and are furnished as a general guide only. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus. Without prejudice to all other Terms, SafeMove accepts responsibility for the inaccuracy of location, or missing apparatus contained in the Maps within the Report that arise as a result of negligence.

4. Liability

4.1. Safemove shall not be liable to the Customer and/or Client for any failure defect or non-performance of its obligations arising from any failure caused by circumstances beyond the reasonable control of SafeMove.

4.2. Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) The Company shall not in any circumstances(whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify the Company in respect of any claim by the Client.

4.3. The Report is produced for use as defined in clause 3. If used for any other purpose SafeMove shall have no liability for any loss suffered.When the Report is used for the purpose described in clause 3, SafeMove's entire liability in respect of all losses arising by reason of or in connection with the Report(whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to 10,000,000(ten million pounds).SafeMove shall not be liable for any losses in relation to the Report if it is used for non land-only transactions or residential searches.

4.4. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall limit or exclude the liability of either Party in respect of:

4.4.1. death or personal injury resulting from negligence;

4.4.2. fraud or fraudulent misrepresentation; or

4.4.3. any other losses which cannot be excluded by law.

5. Copyright and Confidentiality

5.1. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred

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or licensed to the Customer or the Client except to the extent expressly provided.

5.2. The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.

5.3. The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

5.4. The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

5.5. The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 5.1 to 5.4 inclusive.

5.6. The enquiries contained in the Report are protected by copyright owned by the Law Society of 113 Chancery Lane, London UC2A 1PL and must not be used for any purpose outside the context of the Report.

5.7. We are a member of the Drainage and Water Searches Network (DWSN), a membership organisation for companies who are responsible for compiling full and complete responses to the Law Society's CON29DW Residential and CON29DW Commercial products. For more information please visit www.dwsn.org.uk. The DWSN Standards we comply with are: -

- Promotion of best practice and quality.
- Maintain adequate insurance.
- Display the appropriate logos to signify high standards.
- Respond to complaints in a timely fashion and provide an appropriate escalation procedure
- Comply with all applicable UK legislation, regulations and industry standards.
- Act in a professional and honest manner and provide a service with due care and skill.

DWSN COMPLIANT

DRAINAGE + WATER SEARCHES NETWORK
DWSN | SUPPORTING MEMBERS SINCE 2014

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www.safe-move.co.uk
safemove@yorkshirewater.com
0333 220 6664

YorkshireWater
Registered office, Yorkshire Water Services Limited
Western House, Halifax Road, BD6 2SZ. Registered in England and Wales No. 2366682

5.8. The Property Ombudsman scheme (TPOs)

If we cannot resolve your complaint or have failed to comply with the complaints procedure, you may refer your complaint under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £25,000 to you if the Ombudsman finds that you or your client has suffered actual financial loss, distress or inconvenience subject to the business meeting the following criteria :-

- a small business (or group of companies) with an annual turnover of less than £3 million.
- a charity with an annual income of less than £3 million.
- a Trust with a net asset value of less than £3 million.

TPOs Contact Details: The Property Ombudsman scheme Milford House 43-55 Milford Street Salisbury SP1 2BP Telephone: 01722 333306 Website: www.tpos.co.uk Email: admin@tpos.co.uk

6. Payment

6.1. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by SafeMove, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with SafeMove for payment for Reports, SafeMove must receive payments for Reports in full before the Report is produced.

7. General

7.1. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

7.2. These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

7.3. Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

7.4. In the provision of the services, SafeMove may disclose personal data provided to other companies within its group in accordance with the Data Protection Act 2018/General Data Protection Regulation and other applicable laws.

7.5. The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.Unless expressly provided by this Agreement, no third party may enforce or benefit from any term of this Agreement.

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Property Identifier

Sewer Legend

- Combined Sewer
- Surface Water Sewer
- Foul Sewer
- Section 104 Sewer
- Overflow Sewer
- Syphone Sewer & Vacuum Sewer
- Manhole
- S24 Combined Sewer
- S24 Surface Water Sewer
- S24 Foul Sewer
- Rising Main
- Abandoned Sewer
- Pumping Station
- STW — Sewage Treatment Works

Please note that the direction of flow arrows may not always appear depending on the scale of the map.

Water Legend

- Water Main 4" and below
- Water Main 4" and above
- Raw Water Main
- Private Water Main
- Fire Hydrant
- Pumping Station

NAV — The assets in this area are the responsibility of another Water Undertaker

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www.safe-move.co.uk
safemove@yorkshirewater.com
0333 220 6664

YorkshireWater
Registered office, Yorkshire Water Services Limited
Western House, Halifax Road, BD6 2SZ. Registered in England and Wales No. 2366682

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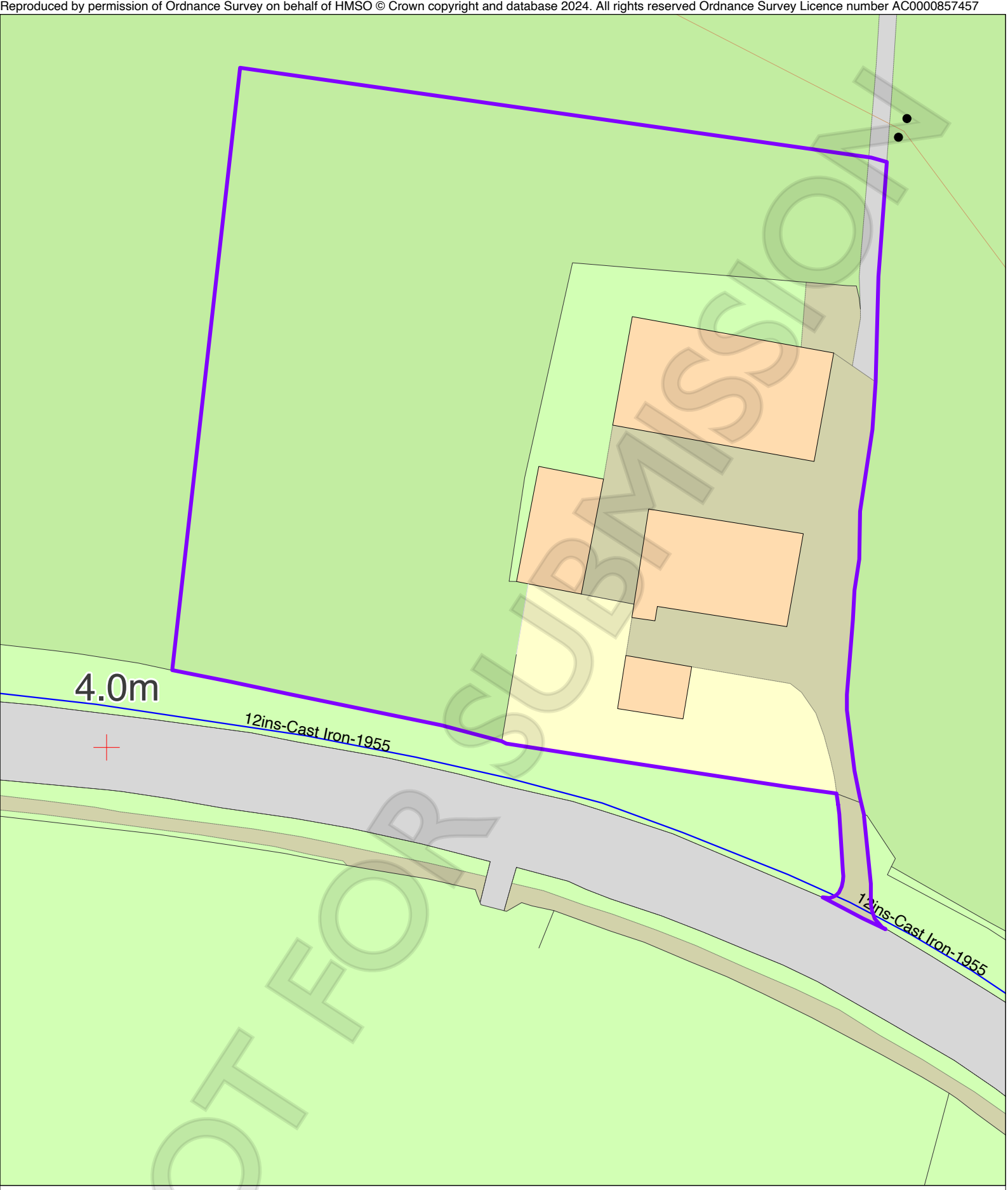

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Public Clean Water Network 12/11/2025 15:23:56 OS Grid Coordinates: 469606 : 423884 Map Name : SE6923NE svcGISSafeMovePD

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YorkshireWater

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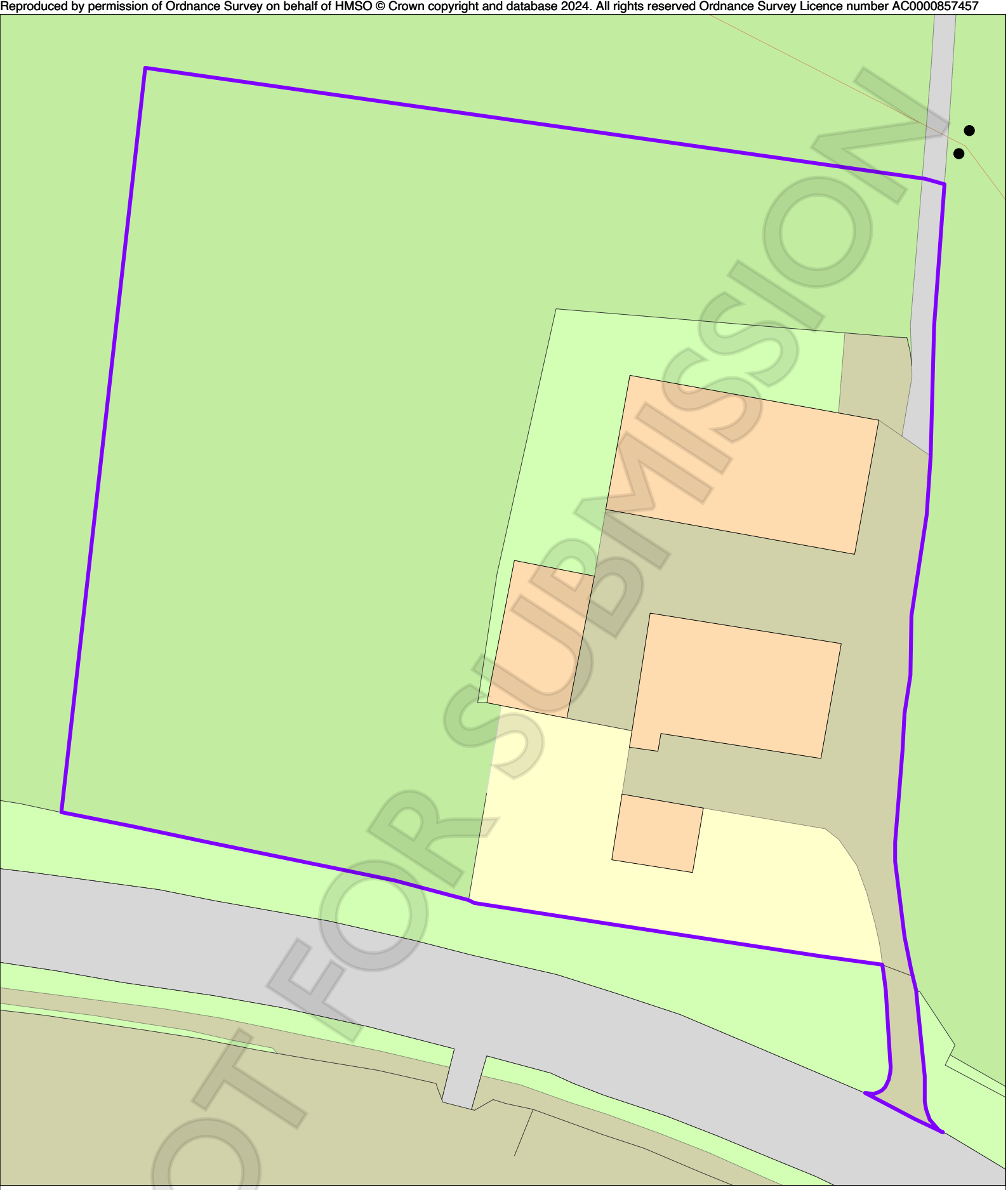

Public Waste Water Network 12/11/2025 15:23:57 OS Grid Coordinates: 469621 : 423910 Map Name : SE6923NE svcGISSafeMovePD

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0333 220 6664

YorkshireWater

HUMBERSIDE RECORD OFFICE
DE
Be 2(4)

(28)

Y.E.B. 259—3-51
Formerly EST/W.9
OWNER'S CONSENT (E)

FORM OF CONSENT

ELECTRICITY (SUPPLY) ACTS. 1882–1936

ELECTRICITY ACT, 1947

I Bernard Kenyon. Clerk & duly authorised to sign for on behalf of the West Riding County Council, County Hall. Wakefield. Yorks. (hereinafter called "the Grantor") being the Owner of property at Rawcliffe in the parish of Rawcliffe in the County of York HEREBY CONSENT to The Yorkshire Electricity Board whose Headquarters are at Wetherby Road, Scarcroft, near Leeds (hereinafter called "the Board") placing in the position indicated approximately on the annexed plan the works specified in the Schedule hereto and maintaining, repairing, inspecting and removing the same provided that the Board shall make good to the reasonable satisfaction of the Grantor any damage to the property of the Grantor caused by the placing, repairing, inspecting and removing of the said works and the Board shall be answerable in accordance with the Electricity (Supply) Acts, 1882 to 1936 and the Electricity Act 1947 for all accidents, damages or injuries happening through the act or default of the Board in connection therewith.

SCHEDULE

Stay to existing pole.
No's. 1, 3 & 4, Single poles.
No. 2. 1 Single pole @ 1 Stay.
No. 5. 1 Stay. Trees to lop.

DATED this 21st day of December 1954

Signed by the Grantor
(or the authorised Agent
of the Grantor)
in the presence of :-

BERNARD KENYON (SIGNED) CLERK OF THE COUNTY COUNCIL
(Signature of Grantor or Agent)

Signature of Witness J. MOUNTAIN (SIGNED)

Address County Hall, Wakefield.

Occupation Clerk

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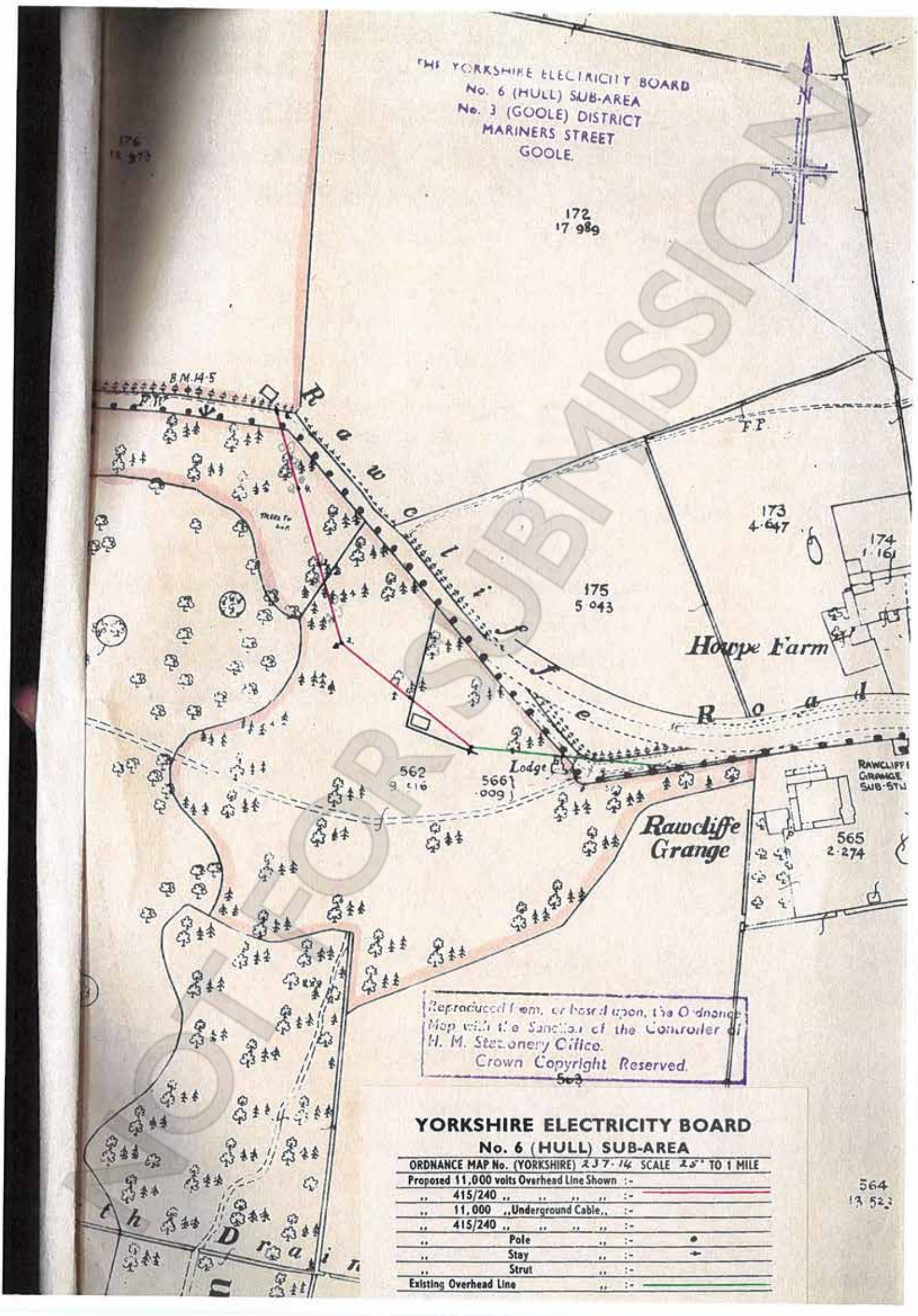

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DATED 202*

THE EAST RIDING OF YORKSHIRE COUNCIL

- and –

*****

DEED OF GRANT

relating to a drainage pipe within land at White Gate Farm and Grange Farm, Rawcliffe Road, Airmyn, Goole in the East Riding of Yorkshire DN14 8SB

DW/84874

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THIS DEED is made the day of 202*

HM Land Registry

LAND REGISTRATION ACTS 1925 TO 2002

Grantor's Title Number: HS203771

Grantee's Title Number: *

Administrative Area: East Riding of Yorkshire

Parties

(1) **THE EAST RIDING OF YORKSHIRE COUNCIL** whose main office is situated at County Hall Beverley in the East Riding of Yorkshire HU17 9BA ("the Grantor") and

(2) ***** ("the Grantee")

Background

(A) The Grantor owns the freehold interest in the Grantor's Property and the Grantee owns the freehold interest in the Grantee's Property

(B) In consideration of the matters set out in clause 2.1 below the Grantor has agreed to grant the Rights to the Grantee for the benefit of the Grantee's Property on the terms contained in this Deed

Agreed Terms

1. Interpretation

The following definitions and rules of interpretation apply in this Deed:-

1.1 **Definitions:**

Drainage Pipe	means the drainage pipe situated along the centre of the Easement Strip
Easement Strip	means a strip of land not exceeding one (1) metre in width and running between points A and B on the Plan
Grantee's Covenants	means the covenants set out in Schedule 2

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Grantee's Property	means the land registered at HM Land Registry under the title number referred to above
Grantor's Covenants	means the covenants set out in Schedule 3
Grantor's Property	means the land registered at HM Land Registry under the title numbered referred to above
Plan	means the plan annexed to this Deed and numbered 69362244-165-1
Reserved Rights	means the rights set out in Schedule 4
Rights	means the rights set out in Schedule 1
VAT	means value added tax charged under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax
Working Day	means any day (excluding Saturdays) upon which the Bank of England is open for the conduct of normal business

1.2 Any reference to the Grantor or Grantee shall include that party's personal representatives successors in title or permitted assigns

1.3 Clause Schedule and paragraph headings shall not affect the interpretation of this Deed

1.4 Except where a contrary intention appears references to clauses and Schedules are to the clauses and Schedules of this Deed and references to paragraphs are to paragraphs of the relevant Schedule

1.5 The Schedules form part of this Deed and shall have effect as if set out in full in the body of the Deed. Any reference to this Deed includes the Schedules

1.6 A reference to laws in general is a reference to all local national and directly applicable supranational laws as amended extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders notices codes of practice and guidance made under them

1.7 A reference to a statute or statutory provision is a reference to it as amended extended or re-enacted from time to time and shall include all subordinate legislation made from time to time under that statute or statutory provision and all orders notices codes of practice and guidance made under it

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1.8 A person includes a natural person corporate or unincorporated body (whether or not having separate legal personality)

1.9 Unless the context otherwise requires a reference to one gender shall include a reference to the other genders

1.10 Unless the context otherwise requires words in the singular shall include the plural and in the plural shall include the singular

1.11 A reference to writing or written excludes fax and email

1.12 Any obligation in this Deed on a person not to do something includes an obligation not to allow that thing to be done

1.13 Any phrase introduced by the terms including include in particular for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms

2. Grant of rights and Licence

2.1 In consideration of the sum of one (1) pound paid by the Grantee to the Grantor (the receipt of which is hereby acknowledged) and the covenant given by the Grantee in clause 4, the Grantor with full title guarantee grants to the Grantee the Rights in fee simple for the benefit of the Grantee's Property

2.2 The Rights are not granted exclusively to the Grantee and are granted:-

2.2.1 subject to the Reserved Rights and any other rights of the Grantor in relation to the Grantor's Property whether or not referred to in this Deed

2.2.2 in common with any persons lawfully entitled to the Rights or to similar rights in relation to the Grantor's Property

3. Grantor's Covenants

The Grantor covenants with the Grantee so as to bind the Grantor's Property into whoever's hands it may come for the benefit of the Grantee's Property that the Grantor and its successors in title shall at all times observe and perform the Grantor's Covenants

4. Grantee's Covenants

The Grantee covenants with the Grantor for the benefit of the Grantor's Property that the Grantee its successors in title and anyone authorised by them to use the Rights shall at all times observe and perform the Grantee's Covenants

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5. HM Land Registry

5.1 The Grantor consents to notice of the Rights and of any restrictive covenants made in this Deed by the Grantor being noted against the Grantor's registered title to the Grantor's Property

5.2 On completion of this Deed the Grantee shall apply to HM Land Registry to note the Rights and any restrictive covenants against the Grantor's registered title

5.3 As soon as possible after completion of this Deed the Grantee shall give to the Grantor official copies of the registered title to the Grantor's Property to show that the Rights and any restrictive covenants made by the Grantor have been properly and correctly entered against the title

6. Reservation of Rights

The Grantor reserves to itself the Reserved Rights

7. Indemnity

7.1 The Grantee shall indemnify the Grantor and keep the Grantor indemnified against all liabilities costs expenses damages and losses suffered or incurred by the Grantor arising out of or in connection with:-

7.1.1 any breach of any of the Grantee's Covenants;

7.1.2 any breach of the terms of this Deed;

7.1.3 the exercise of the Rights

by the Grantee or by any occupier of the Grantee's Property or by an employee or invitee of the Grantee or by any other person who is allowed or permitted by the Grantee to exercise the Rights

7.2 The Grantee shall indemnify the Grantor and keep the Grantor indemnified against all liabilities, costs, expenses, damages and losses suffered or incurred by the Grantor arising out of or in connection with the death of or injury to third parties or for damage to any property of third parties caused directly or indirectly as a result of the Grantee exercising the Rights

8. Joint and Several Liability

8.1 Where the Grantor comprises more than one person those persons shall be jointly and severally liable for the obligations and liabilities of the Grantor arising under this Deed. The Grantee may take action against or release or compromise the liability of or grant

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time or other indulgence to any one of those persons without affecting the liability of any other of them

8.2 Where the Grantee comprises more than one person those persons shall be jointly and severally liable for the obligations and liabilities of the Grantee arising under this Deed. The Grantor may take action against or release or compromise the liability of or grant time or other indulgence to any one of those persons without affecting the liability of any other of them

8.3 The Grantor shall not be liable to the Grantee for any failure of the Grantor to comply with the Grantor's Covenants contained in Schedule 3 unless and until the Grantee has given the Grantor notice of the facts that give rise to the failure and the Grantor has not remedied the failure within a reasonable time

8.4 The Grantor is not liable for the death of or injury to the Grantee, its employees, invitees or for damage to any property of theirs or for any losses, claims, demands, actions, proceedings, damages, costs or expenses or other liability incurred by them in the exercise of the Rights

9. VAT

9.1 All sums payable by the Grantee are exclusive of any VAT that may be chargeable. Subject to clause 9.3 below the Grantee shall pay VAT in respect of all taxable supplies made to it in connection with this Deed on the due date for making any payment or if earlier the date on which that supply is made for VAT purposes

9.2 Every obligation on the Grantee under or in connection with this Deed to pay the Grantor any sum by way of a contribution, refund or indemnity shall include an obligation to pay an amount equal to any VAT incurred on that sum by the Grantor except to the extent that the Grantor obtains credit for such VAT under the Value Added Tax Act 1994

9.3 The Grantee shall not be required to make any payment of VAT unless and until the Grantor provides the Grantee with a valid VAT invoice addressed to the Grantee

10. Third Party Rights

A person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed

11. Governing Law

This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and constructed in accordance with the law of England and Wales

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12. Jurisdiction

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this Deed or its subject matter or formation (including non-contractual disputes or claims)

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it

Schedule 1

The Rights

1. The rights for the Grantee and those authorised by it at all times and in common with the Grantor and other persons having the same rights to enter the Easement Strip with or without vehicles plant and equipment (at the Grantee's expense and in a proper and workmanlike manner) to:-

    1.1.1 to retain, inspect, maintain, repair, alter, renew, replace and remove the Drainage Pipe; and

    1.1.2 to use the Drainage Pipe

Schedule 2

Grantee's Covenants

The Grantee shall:-

2.1 Statutory Requirements

When exercising the Rights comply with all laws governing the use and maintenance of the Drainage Pipe

2.2 Damage to Grantor's adjoining property

Not to cause any damage to the Grantor's Property (excluding the Easement Strip) or to any property of the owners or occupiers of the Grantor's Property and shall immediately make good any such damage caused to the Grantor's reasonable satisfaction and pay full compensation to the Grantor in respect of any such damage caused that is not made good and any loss caused to the Grantor due to such damage

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2.3 Nuisance

Not cause any nuisance, annoyance or disturbance to the Grantor or occupiers of the Grantor's Property or of any neighbouring land or to any other person entitled to the Rights in common with the Grantee. For the avoidance of doubt the Grantee's proper exercise of the Rights will not be considered a nuisance, annoyance or disturbance for the purposes of this clause

2.4 Maintenance Access Restrictions

2.5.1 Use all reasonable endeavours to access the Drainage Pipe in order to exercise the Rights at times which will not cause material interference with crops planted on the Grantor's Property or their subsequent harvesting

2.5.2 Meet any reasonable claim for disturbance, crop loss and other associated out of pocket and professional costs incurred by the Grantor or any lawful occupier of the Grantor's Property arising as a result of the Grantee exercising the Rights

2.5.3 Prior to the Grantee and those authorised by it accessing the Grantor's Property pursuant to the Rights provide at least five (5) Working Day's notice in writing to the Grantor (except in the case of an emergency) of the proposed access (such notice confirming the proposed date of access and the works (if any) to be undertaken) provided that the Grantee shall delay accessing the Grantor's Property (except in the case of emergency) to a later date to be agreed between the parties should the Grantor so request upon providing reasonable justification for such request

2.5.4 Be responsible for obtaining all necessary consents associated with the exercise of the Rights

2.5 Maintenance Obligation

Be solely responsible for the repair and maintenance of the Drainage Pipe at the cost of the Grantee

Schedule 3

Grantor's Covenants

3.1 Interference with the Drainage Pipe

The Grantor shall not do anything or allow anything to be done on the Grantor's Property that will interfere with or damage the Drainage Pipe or interfere with, impede or obstruct the Grantee's access to the Drainage Pipe

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3.2 Prohibited Activity

The Grantor shall (subject to the Reserved Rights):-

3.2.1 not erect any building or structure on the Easement Strip; and

3.2.2 not plant trees on the Easement Strip.

3.2.3 without prejudice to the generality of clause 3.1 above not drill into, dig or break up the land within the Easement Strip to a depth exceeding 75 centimetres

Schedule 4

Reserved Rights

The Grantor reserves the following rights for itself, its successors in title and all other persons authorised by it to benefit from the same:-

4.1 Right to Carry Out Grantee's Obligations

The right to enter onto the Easement Strip at any time to carry out any obligation of the Grantee contained in this Deed

4.2 Right to use for other purposes

The right to use the Easement Strip:-

4.2.1 for any other purposes that the Grantor sees fit PROVIDED THAT such use does not breach the Grantor's Covenants;

4.2.2 to grant further easements, wayleaves, leases and licences over the Easement Strip. For the avoidance of doubt the Grantee will be permitted to transfer the Rights granted to a successor in title but may not extend or split the Rights nor grant further rights to tap into or otherwise connect to the Drainage Pipe by any means whatsoever

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THE COMMON SEAL of **THE EAST RIDING OF YORKSHIRE COUNCIL** was affixed in the presence of:-)
)
)

SIGNED AS A DEED by the said
- •) ……..
in the presence of:-)

Witness sign……

Print name……..

Address……

……

Occupation……

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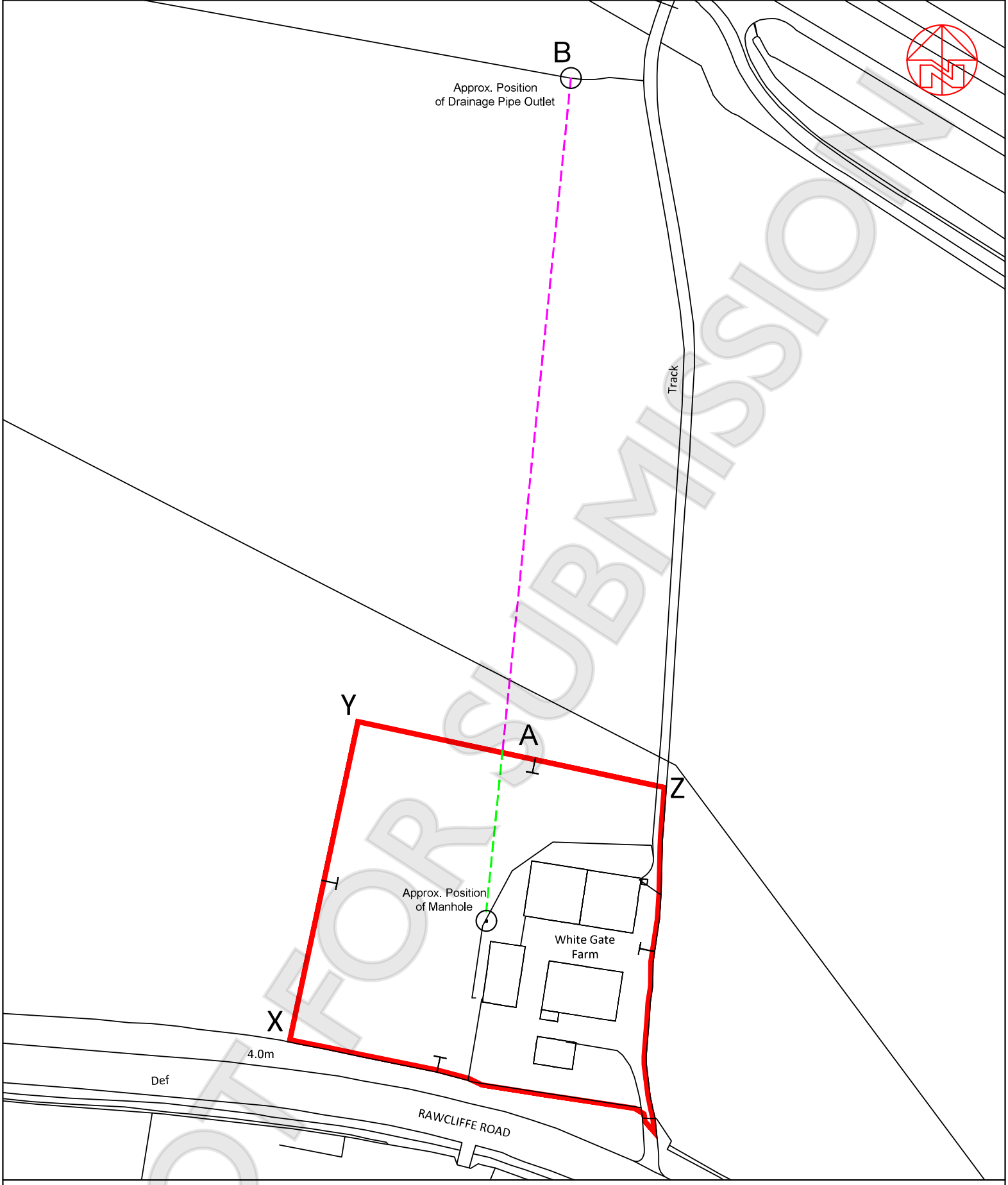

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White Gate Farm, Rawcliffe.

Easement Land

Drainage pipe route within property boundary

0 25 50 Meters

EAST RIDING OF YORKSHIRE COUNCIL

DIRECTOR OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393951
www.eastriding.gov.uk

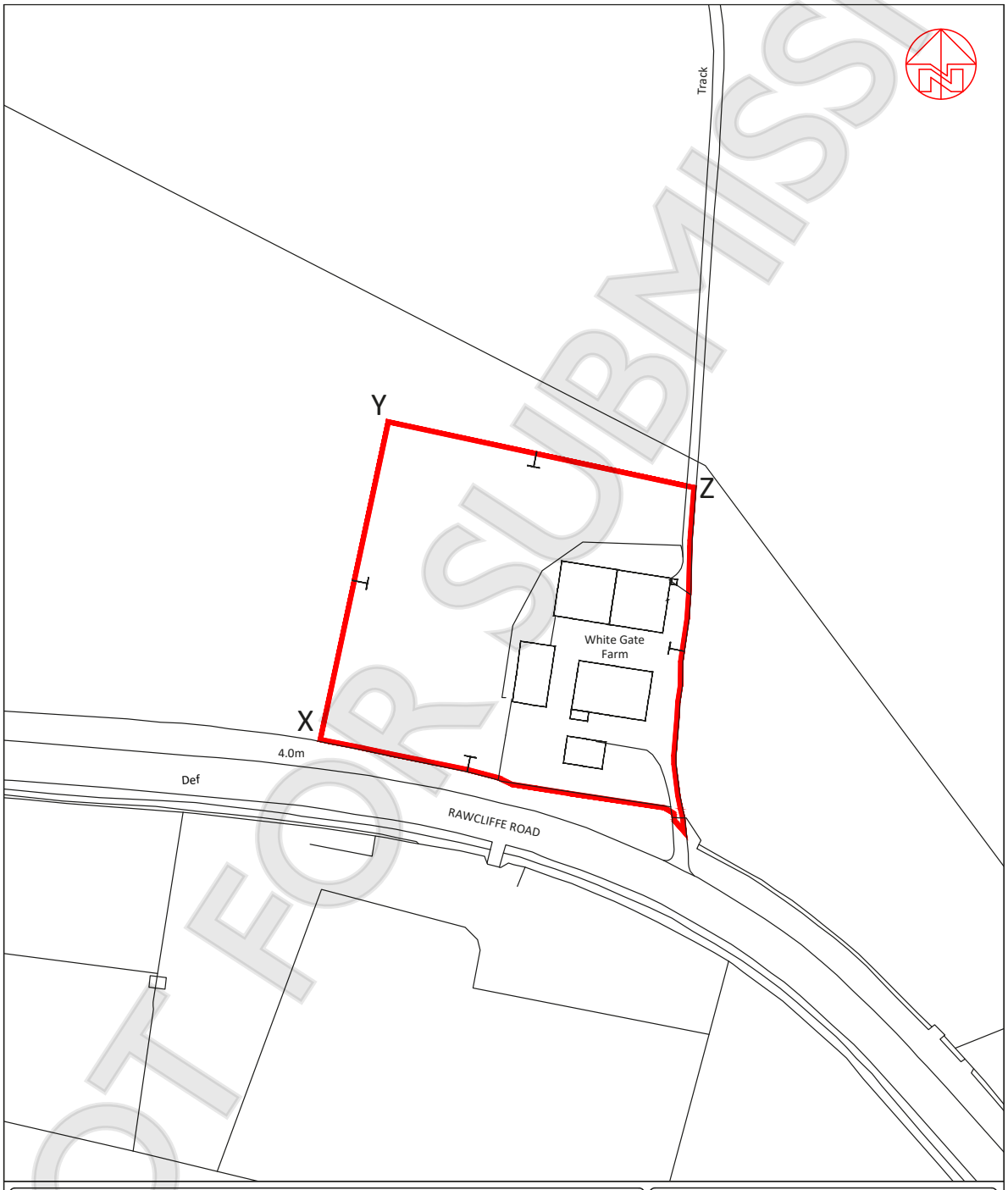
Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale @A4	Date	Property Code/Dwg. No.
1:1250	19.11.2025	69362244-165-1

SECTION 5

COPY OF DRAWING NO. 69362244-166-2

PLAN NOT TO SCALE



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White Gate Farm, Rawcliffe.

White Gate Farm - 0.66 Ha / 1.63 acres

0 25 50 Meters

EAST RIDING OF YORKSHIRE COUNCIL

DIRECTOR OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393951
www.eastriding.gov.uk

Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale @A4 1:1250

Date 21.11.2025

Property Code/Dwg. No. 69362244-166-2

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SECTION 6
THE TENDERING PROCEDURE

1. Tenders must be on the Form of Tender and must be sent or delivered to the Seller's Chief Executive, County Hall, Cross Street, Beverley, East Riding of Yorkshire, HU17 9BA so as to be received by him before 12 noon on Wednesday 25th March 2026 (time being of the essence).

2. The Form of Tender is set out at Section 7 below (comprising two (2) pages) and once completed in full and signed the Tenderer should retain a copy of the Form of Tender for their own records.

3. The Form of Tender must be submitted in a sealed envelope which:-

   3.1 must have the Return Label provided at Section 9 to this Tender Document securely affixed to it; and

   3.2 must not bear on the outside any name or mark (including a Company's postmark) indicating the sender.

4. If desired, Tenders may be placed by the Tenderer in an envelope sealed in a manner to be determined by the Tenderer, provided that such envelope is then inserted into a further sealed envelope as detailed above.

5. **NO UNAUTHORISED** alteration or addition will be allowed to the Form of Tender, or to any other component of these documents; **if any such alteration is made or if the various components of these documents are not properly completed, or if the Tendering Procedure is not fully complied with in the opinion of the Seller the Tender submitted by the Tenderer may be disqualified from further consideration by the Seller whose decision on the matter is final.**

6. Forms of Tender must be submitted in accordance with these documents. The Tenderer must not make unauthorised changes to the requirements of the Seller. Forms of Tender should not be accompanied by statements that could be construed as rendering the Tender equivocal or placing it on a different footing from other Tenders. The Seller's decision on whether a Tender is acceptable will be final and the Tenderer will not be consulted.

7. Prior to the date for submission of the Tender, the Seller may issue amendments to clarify or modify these documents. A copy of each amendment will be issued to all persons in receipt of these documents and, for the avoidance of doubt, that amendment will become part of these documents.

8. Forms of Tender may be either sent by post or delivered by hand to the Seller's Chief Executive at County Hall, Cross Street, Beverley, East Riding of Yorkshire, HU17 9BA. If delivered by hand Tenders will only be accepted during the Seller's normal office hours, which are 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.30pm Friday at the Council's 'Filing & Despatch Office' in Register Square.

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9. The Tenderer must complete and sign the Form of Tender.

9.1 **Private Person(s)**
In the case of a private person(s), he or she must complete Form of Tender - A and show his or her forenames or Christian names and his or her surname and address in block capitals. The document should be witnessed by someone who is not related to the Tenderer(s).

9.2 **Partnerships**
In the case of a partnership complete Tender Form - A. The full names and addresses of all partners must be stated and the Form of Tender must be signed by all partners. The document should be witnessed by someone who is not related to the Tenderer(s).

9.3 **Limited Companies**
In the case of a Limited Company, complete Form of Tender - B. The name must be of the Company and include the Company Registration Number. The address must be the address of its Registered Office and the signature must be that of a Director or the Secretary of the Company or some other person authorised to sign on behalf of the Company. If there is no such person authorised to sign, the Tender shall be sealed by the Company or signed by a Director and Company Secretary or two Directors. The document should be witnessed by someone who is not related to the signatory.

10. No Tender received after **12 noon on Wednesday, 25th March 2026 (time being of the essence)** will be considered by the Seller.

11. Acceptance of the Tender shall be in accordance with the Conditions of Sale.

12. The Seller does not undertake to accept the highest or any Tender received in respect of the Property and shall not be liable for the Tenderer's costs in submitting a Tender and may at its discretion accept an offer made other than in accordance with the Tender documentation.

13. The canvassing of any member or officer of the Seller for the acceptance of any Tender will disqualify the Tenderer by or on whose behalf the canvassing is carried out.

14. Any queries with regard to the Tendering Procedure must be clarified with Debbie Wesselby in the Seller's Property and Commercial Law Team, telephone 01482 393157 prior to a Tender being submitted.

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SECTION 7
THE FORM OF TENDER - A
(PRIVATE INDIVIDUAL(S) and PARTNERSHIPS)

This Form of Tender must be submitted in accordance with the Tendering Procedure set out at Section 6 of the Tender Document.

CLOSING DATE FOR TENDERS: 12 noon on Wednesday, 25th March 2026 (time being of the essence).

TENURE: Freehold with vacant possession on completion.

I/WE NAME (Please print clearly) ……

ADDRESS ……..……

……Postcode ……..

Email address …….. Phone ……..

having read and understood all parts of the Tender Document relating to the sale and purchase of the Property make an offer to purchase the Property as follows:-

White Gate Farm, Rawcliffe Road, Airmyn, Goole, DN14 8SB
£……..
Being (please also state offer in words) …… ……..

In addition, a further £5,000 as a contribution towards the Seller's Costs will be paid on acceptance of any Tender.

I/We understand and acknowledge that this Form of Tender, for the purposes of Section 2(2) of the Law of Property (Miscellaneous Provisions) Act 1989, incorporates all the provisions of the Tender Document except the Particulars of Sale and we hereby agree to abide by the Tender Document and undertake, in the event of this Tender being accepted, to pay the Deposit and Seller's Costs within 7 days of the posting of the Seller's acceptance of the Tender (time being of the essence) and to complete the purchase of the Property in accordance with the Conditions of Sale.

SIGNED ……..

……..
Authorised Signatory (ies)

In the presence of ……..……..(Sign name)

……..…..(Clearly print name)

Address ……...……...……

……Postcode ……..

Dated this ……day of ……..…….

MY/OUR Solicitors are……...……...……

Address ……...……...……

……Postcode ……..

NOT FOR SUBMISSION

PLEASE DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

NB. THE EAST RIDING OF YORKSHIRE COUNCIL DOES NOT BIND ITSELF TO ACCEPT THE HIGHEST OR ANY TENDER RECEIVED.

The East Riding of Yorkshire Council acting by a duly authorised officer agrees to sell the Property to

……..……..

in accordance with the provisions of the Form of Tender.

Signed ……...……...……

Dated ……...……...……

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THE FORM OF TENDER - B (LIMITED COMPANIES)

This Form of Tender must be submitted in accordance with the Tendering Procedure set out at Section 6 of the Tender Document.

CLOSING DATE FOR TENDERS: 12 noon on Wednesday, 25th March 2026 (time being of the essence).

TENURE: Freehold with vacant possession on completion. On behalf of:

COMPANY NAME (Please print clearly) ……...…

…… **COMPANY REGISTERED NUMBER:** ……...……

REGISTERED OFFICE ADDRESS: ……....……

……..……..…

……...…Postcode ……..

Email address …….. Phone ……..

having read and understood all parts of the Tender Document relating to the sale and purchase of the Property make an offer to purchase the Property as follows:-

White Gate Farm, Rawcliffe Road, Airmyn, Goole DN14 8SB
£……..
Being (please also state offer in words) …… ……..

In addition, a further £5,000 as a contribution towards the Seller's Costs will be paid on acceptance of any Tender.

I/We understand and acknowledge that this Form of Tender, for the purposes of Section 2(2) of the Law of Property (Miscellaneous Provisions) Act 1989, incorporates all the provisions of the Tender Document except the Particulars of Sale and we hereby agree to abide by the Tender Document and undertake, in the event of this Tender being accepted, to pay the Deposit and Seller's Costs within 7 days of the posting of the Seller's acceptance of the Tender (time being of the essence) and to complete the purchase of the Property in accordance with the Conditions of Sale.

SIGNED ……..

(Tenderer's signature)

In the presence of ……..……..(Sign name)

……..…..(Clearly print name)

Address ……...……...……

……Postcode ……..

Dated this ……day of ……..…….

MY/OUR Solicitors are……...……...……

Address ……...……...……

……Postcode ……..

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……...……..

in accordance with the provisions of the Form of Tender.

Signed ……...……...……

Dated ……...……...……

NOT FOR SUBMISSION

SECTION 8
THE FORM OF INDEMNITY

Our ref:

Your ref:

To: Valuation and Estates,
Economic Development
County Hall
Beverley
HU17 9BA

WHITE GATE FARM, RAWCLIFFE ROAD, AIRMYN, GOOLE, DN14 8SB

IN CONSIDERATION of The East Riding of Yorkshire Council ("the Seller") permitting

.....

("the Licensee") and his servants or agents to enter upon property known as White Gate Farm, Rawcliffe Road, Airmyn, Goole, DN14 8SB as shown on drawing number 69362244-166-2 for the purpose of the site investigations or survey and trial pits, the Licensee agrees and undertakes:

(a) To indemnify the Seller, its agents, servants or employees from and against all liabilities for any personal injury (whether fatal or otherwise) and loss of or damage to the Property and any loss or damage arising directly from any negligence on the part of the Licensee, his agents, servants or employees in the course of such site investigations and survey and digging trial pits to the extent that such liability arises from any such negligence.

(b) To provide Public Liability Insurance in respect of the matters referred to in condition (a) above which insurance shall be in the sum of £2 million in respect of any one claim and if required by the Seller to produce to the Seller a copy of such policy together with a copy of the receipt for the current premium paid.

(c) To reinstate the Property to the satisfaction of the Seller following the completion of the site investigations and survey.

(d) That the Seller may withdraw this permission forthwith upon written notice to the Licensee.

(e) The agreed date of entry is from the date of postmark.

Dated this ..... day of 2026

Signed: .....

Print: .....

NOT FOR SUBMISSION

SECTION 9
ADDRESS LABEL

In order to submit a bid, you must print and complete Section 7 (two pages) and return both pages in an A4 brown envelope.

The outside of the envelope must be blank other than affixing the label on the page below.

Please cut this page in half, affix the top half to the outside of your envelope and discard the bottom half.

See below:

NOT FOR SUBMISSION

EAST RIDING OF YORKSHIRE COUNCIL

Tender for the Purchase of : White Gate Farm, Rawcliffe Road, Airmyn, Goole DN14 8SB
FAO Anna Fountain

CLOSING DATE: 12 NOON WEDNESDAY, 25th March 2026

IMPORTANT NOTE TO DESPATCH - DO NOT OPEN THIS ENVELOPE

Received on……2026 at ……am/pm by……

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

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

NOT FOR SUBMISSION