



Parcel of Land High Street, Hook, Goole, DN14 5NU

Informal Tender £45,000

EPC:

FOR SALE BY INFORMAL TENDER - GUIDE PRICE £45,000 plus - 12noon FRIDAY 1st AUGUST 2025 .
This parcel of land extending to approximately 0.51 acres is located on the High Street in Hook adjacent to 'Vandon Lodge' and has the benefit of direct vehicular and pedestrian access from the High Street and the newly built adopted highway (Reed View) into the new development. The parcel of land has been cleared and boundary fencing/gates erected etc.

- FOR SALE BY INFORMAL TENDER
- GUIDE PRICE £45,000 plus
- 12noon FRIDAY 1st AUGUST 2025
- Parcel of land located on the High Street, Hook
- Boundary gates and fences erected
- Access from the High Street and the new development, Reed View

METHOD OF SALE

FOR SALE BY INFORMAL TENDER - Tenders close 12noon Friday 1st August 2025 - Guide Price £45,000 Plus.

GENERAL INFORMATION

Description

A parcel of land extending to approximately 0.51 acres located on the High Street in Hook adjacent to 'Vandon Lodge' with the new Willow Developments to the rear. Previously full planning permission was granted.

The parcel of land has the benefit of direct vehicular and pedestrian access from the High Street and the newly built adopted highway (Reed View) into the new development. The parcel of land has been cleared and boundary fencing/gates erected etc.

GENERAL INFORMATION

• Tenure

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have had to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

• Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing right of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

• Available Services

Electricity, water and drainage are all available within the vicinity.

• Services

Prospective purchasers can make relevant enquiries from the following utility companies with regard to the services available.

Yorkshire Water Services (New Supplies & Enquiries)

Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ

Yorkshire Electricity – New Supplies

PO BOX 161, 161 Gelderd Road, Leeds, LS1 1QZ

• Further Planning Requirements

Prospective purchasers are advised to contact the local authority to discuss any further planning requirements.

East Riding of Yorkshire Council

County Hall

Beverley

East Yorkshire

HU17 9BA

Tel: 01482 887700

• Plans and Particulars

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of intending purchasers. Neither the vendor nor his agent accept any liability for the accuracy whatsoever.

All plans are for identification purposes only, are not to scale and have been reproduced with the sanction of HMSO under licence No. ES780065. Crown copyright reserved.

• Viewing

As agents for the vendors of the land may we request that an appointment is made with one of our sales negotiators to discuss your intended purchase prior to legal and/or financial advisors being instructed. We shall be pleased to assist with any queries you may have and ask that you have no hesitation in calling to discuss this land.

• Method of Sale

The land is being offered for sale by 'Informal Tender'.

• Possession

The property is being offered for sale with vacant possession on completion.

UPLIFT CLAUSE

In the event of any residential planning consent being granted within 20 years following completion of the sale, the vendor will be entitled to 50% of any increase in value.





