



**Parcel of Land High Street  
Goole DN14 5NU**

**Informal Tender £45,000  
FREEHOLD**


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.

**EPC:**





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

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

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