



Land at Airmyn, Goole, DN14 8LD, extending to approximately 5.48 acres

StephensonsRural

SR
Est. 1871



An exciting opportunity to purchase a large block of amenity land on the edge of Airmyn with numerous possibilities.

**Offers Over
£100,000**

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Location

The main block of land lies to the south of Airmyn High Street and is accessed via a shared access road between No.s 97 & 97a High Street. A smaller plot of land lies immediately to the north as per the attached site plan.

Description

The property extends in total to approximately 5.48 acres (2.21 hectares) and is split into 2 separate blocks. The main block is approximately 5.22 acres and located to the south of Airmyn High Street while the smaller block extends to 0.26 acres and is directly to the north.

A former agricultural building remains on site and is a mix of brick and timber construction but which may be suitable for alternative uses, subject to the appropriate consents being sought.

The land is currently down to grass but has not been grazed for a number of years.

Services

Whilst electricity crosses the land, purchasers are advised to

make their own enquiries as to service connections.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

Other than the low voltage electricity line which crosses the property we are not aware of any additional wayleaves or easements.

Mooring Rights

The land on the north of the High Street has frontage to the River Aire with associated rights.

Rights of Way

The neighbouring landowners have a right of access over the grey track identified on the site plan.

Overage Provision

The sale is subject to a 50% overage clause for a period of 25 years subject to Planning Permission being granted for any non-agricultural development.



Basic Payment Scheme (BPS)

The land is registered for BPS with the entitlements available by negotiation.

Sporting and Mineral Rights

Sporting and mineral rights are included with the sale insofar as they are owned.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

East Riding of Yorkshire Council, Church Street, Goole, DN14 5BG
t: 01482 393939

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Symes Bains Broomer, 157 Boothferry Road, Goole, DN14 6AL
t: 01405 763853 e: info@sbblaw.com

Agent Contacts

For further information please contact:

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Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

