



**Parcel of Land Broad Lane  
Skelton DN14 7RH**

**Guide Price £110,000  
FREEHOLD**

A opportunity to acquire this parcel of grassland, which is situated off Broad Lane within the village of Skelton. The land extends as a whole to approximately 7.7 acres and is presently sown to grass.

**EPC:**



- Parcel of Grassland • Situated in Skelton • Accessed off Broad Lane • Extending to approx 7.7 acres • Sown to grass • Close to Howden & the M62 motorway

- Situation

The land is situated off Broad Lane in the village of Skelton approximately two miles from Howden and J37 of the M62 motorway.

- Description

A parcel of grassland, edged blue on the accompanying plan extending to approximately 7.7 acres (3.11 Hectares). The land is classified as being Grade 1.

- Viewing

The land can be viewed at any reasonable time, access is from Broad Lane.

- 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 property. Vacant possession will be provided on completion.

**Value Added Tax (VAT)**

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

**Tenantright/Dilapidations**

There will be no tenantright payable, likewise there will be no

consideration or allowance made whatsoever for dilapidations or any other deductions of any kind.

**Outgoings**

Drainage Rates are payable to the Ouse & Humber Drainage Board.

- Planning

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

**East Riding of Yorkshire Council**

Development Control Division (Goole)

Council Offices

Church Street

Goole

DN14 5BG Tel: 01482 393891

- Wayleaves, Easements & Rights of Way

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

- Plans and Particulars

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been prepared in good faith for the benefit of intending purchasers. Neither the vendor nor his Agent accepts any liability for their accuracy whatsoever.

- Services

Prospective purchasers can make the 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, Supply Line (Yorkshire Electric) PO Box 161, 161 Gelderd Road, Leeds, LS1 1QZ

British Gas (North Eastern) Vicarage Street North Wakefield, West Yorkshire, WF1 4JU



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