

## LAND AT HOLME ON SPALDING MOOR



5.11 acres (2.07 hectares) grass land located on the edge of the village of  
Holme on Spalding Moor.

**GUIDE PRICE £55,000**

**LOCATION & ACCESS**

The land is located on Station Road, at the edge of the village of Holme on Spalding Moor. Holme on Spalding Moor itself is a growing village situated between York and Hull. The nearest market towns are Pocklington (9 miles) and Market Weighton (6 miles). The location is convenient for the M62 which is accessible at Howden (9 miles), and has good rail links for commuting. Access is taken direct from Station Road.

**THE LAND**

The land comprises 5.11 acres (2.07 hectares) and is currently fallow land.

**TENURE**

Freehold, with vacant possession given on completion.

**BOUNDARIES**

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

**SERVICES**

There are no mains services to the land.

**DRAINAGE**

No plans are available.

**SPORTING, MINERAL AND TIMBER RIGHTS**

All sporting, mineral and timber rights are included, insofar as they are owned.

**BASIC PAYMENT SCHEME**

The land is not registered for Basic Payment.

**ENVIRONMENTAL SCHEMES**

The land has not been included in any environmental schemes.

**OVERAGE PROVISION**

The sale of this land is subject to a non negotiable overage clause over all the land for a period of 50 years, whereby 50% of the uplift in value is reserved to the vendors subject to planning permission being granted for any development other than agricultural, horticultural or equestrian.

**VIEWING ARRANGEMENTS**

The land can be viewed at any time during daylight hours with a set of these particulars in hand. All viewing is undertaken at prospective purchasers own risk.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

**CONTAMINATED LAND**

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves.

**METHOD OF SALE**

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

**DISCLAIMER**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.



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