



Sandhill Cottage

Kings Causeway, Swinefleet, Nr Goole DN14 8EB

FOR SALE BY INFORMAL TENDER

Guide Price £135,000

Property Features

- Derelict Detached Cottage in Rural Location
- 2 Reception Rooms & Kitchen with Pantry
- 3 Bedrooms & Bathroom
- Gardens, Woodland & Paddock Extending to 2.18 Acres
- Closing Date for Offers Wednesday 19th December



Full Description

SITUATION

From Goole take the A161 to Swinefleet. At the mini roundabout in the centre of the Village follow the A161 along Kings Causeway towards Eastoft. Proceed for approximately 3.5 miles and the property will be found on the right hand side of Kings Causeway just before the sharp left hand bend being clearly marked by one of our distinctive For Sale boards, and is edged red on the attached Reference Plan.

THE PROPERTY

This consists of a Derelict Detached Cottage standing in overgrown Gardens, Woodland and Paddock which extend to approximately 2.18 Acres or thereabouts in total and being situated in an excellent Rural location twixt the Villages of Swinefleet and Eastoft. The accommodation briefly comprises:-

GROUND FLOOR

Entrance
Living Room
Sitting Room
Kitchen with Pantry off
Rear Porch

FIRST FLOOR

Landing
Front Bedroom
Front Bedroom
Rear Bedroom
Bathroom



TO THE OUTSIDE

Integral Store

Range of Derelict Brick Outhouses

The property stands in overgrown Gardens, Woodland and Paddock which extend to approximately 2.18 Acres or thereabouts in total.

SERVICES

It is recommended that all interested Parties should make their own enquiries with the relevant Statutory Authorities as to the availability of Services to the property.

COUNCIL TAX

As the Cottage is derelict the property has been deleted from the current Council Tax Valuation list.

PLANNING HISTORY

The property has had the benefit of Full Planning Permission to erect a replacement Dwelling and Garage following the demolition of the existing Cottage this being Application No PA/2012/0436 granted by North Lincolnshire Council on the 13th June 2012. This Planning Consent has now lapsed.

A copy of the lapsed Planning Decision Notice together with copies of the Approved Site Plan, Floor Plans and Elevations of the Proposed Dwelling can be obtained from the Agents Goole Office or by visiting the North Lincolnshire Council Planning website.

MODE OF SALE

The property is being offered For Sale by Informal Tender with the closing dated for Offers being Wednesday 19th December 2018. Offers should be made in writing and the offer letter should clearly set out the following:

1. The amount of your offer.
2. Confirmation as to how your offer will be funded (i.e. cash or loan)
3. Confirmation that should your offer be accepted that you will be able to sign and exchange Unconditional Contracts within 42 days of your offer being accepted with the Sale completing 14 days thereafter.
4. Any other conditions, in detail, which may be attached to your offer.
5. The solicitors acting on your behalf.

Your offer letter should be sent to the Agents Office at 4 Belgravia, Goole, DN14 5BU in an envelope clearly marked "SANDHILL COTTAGE, SWINEFLEET"

VIEWING

The property can be viewed at any reasonable time upon receipt of these Particulars. In view of the current condition of the property great care should be taken when viewing as certain areas maybe unsafe.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ADDITIONAL INFORMATION

Should you require any additional information or wish to discuss any points regarding this property please contact Stephen Townend on 01405 762557.