



Land off Snaith Road, Rawcliffe, DN14 8QH

Snaith 3 miles Goole 4.6 miles

A parcel of grassland on the village fringe suitable for agricultural or equestrian purposes

Acreage 2.21 acres (0.90 hectares)

For Sale by Informal Tender

Closing Date 12 Noon Friday 25th April

Guide Price £65,000

Cooper Rural
Home Farm
Wilsic
Doncaster
DN11 9AG

hello@cooperrural.co.uk
01302 574714
www.cooperrural.co.uk





LOCATION & DESCRIPTION

The land off Snaith Road, Rawcliffe is situated 3 miles east of Snaith and 7.7 miles west of Goole, in the East Riding of Yorkshire. The land is located in a scenic and sought after area and benefits from access directly from Snaith Road (the A614).

The land is bounded by mature hedgerows on all sides and has been used for equine purposes.

STABLES

There are stables currently in situ and these are available via separate negotiation, with an asking price of £3,000.00 (Three Thousand Pounds).

SERVICES

Any prospective purchasers are advised to make their own enquiries with the relevant providers.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time (but not earlier than the 16th June 2025) to be agreed by the seller and the purchaser.

DRAINAGE RATES

The property is within the Rawcliffe IBD district therefore drainage rates will be payable.

DEVELOPMENT OVERAGE

The land will subject to a Development Overage of 50% of the uplift in value from its existing use and this will be for a period of 80 years.

LOCAL AUTHORITY

East Riding of Yorkshire Council, Register Square, Beverley HU17 9BA. Telephone 01482 393939.

<https://www.eastriding.gov.uk>

THIRD PARTY RIGHTS

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves, minerals, timber and others whether contained in the Title Register or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

WHAT3WORDS

To find this property location to within 3 meters, download and use What3Words and enter the following 3 words: ///suspend.issues.newsstand

VIEWINGS

Due to the presence of stock within the field it is requested that access is organised through the selling agent. No dogs are permitted during viewings with no exceptions.

HEALTH & SAFETY

The property is an equestrian holding and appropriate caution should be exercised at all times during inspection.

METHOD OF SALE

For sale by Informal Tender. Closing Date is 12 Noon on 25th April 2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations (as amended) we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

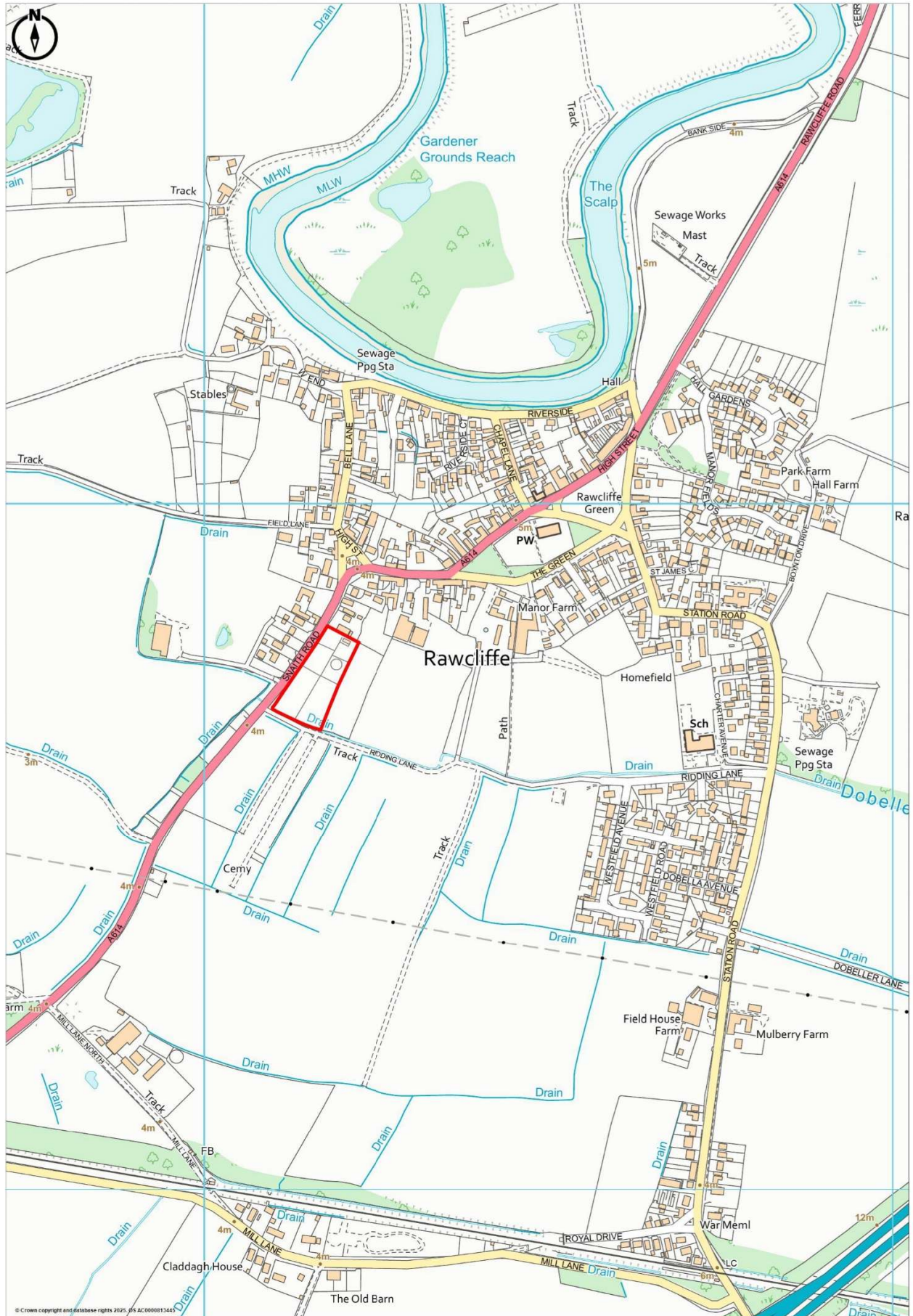
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Any potential purchaser should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness. Neither the vendor, or Cooper Rural accept any responsibility for any error contained in these particulars. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. The land is offered for sale by Informal Tender and offers should be submitted on the prescribed Tender Form, available from the Cooper Rural. 5. The subjects are sold together with and subject to all existing rights of way, wayleaves and other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



Land off Snaith Road, Rawcliffe



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Tender Form

2.21 ACRES OF LAND OFF SNAITH ROAD, RAWCLIFFE, DN14 8QH

Tender Date: 12 Noon Friday 25th April 2025

I/We (insert full name(s))

Of (full postal address)

.....

.....

Post Code Contact

Telephone No(s)/Mobile

Contact Email(s)

Hereby offer the following fixed sum to purchase (Subject to Contract) 2.21 acres of land off Snaith Road, Rawcliffe, DN14 8QH as described in the Particulars of Sale prepared by Cooper Rural.

£

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds will be provided as required.

In order to complete the purchase the following applies (please tick all that apply):

- | | |
|--|--------|
| • Subject to sale of existing property | Yes/No |
| • Cash funds are available | Yes/No |
| • Borrowing will be required | Yes/No |

The Solicitor who will be acting on my/our behalf is:

Name:

Firm:

Please bear in mind the following when preparing the tender

- The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s) and have the reference "Land off Snaith Road" clearly marked.
- Submission of a tender does not constitute any part of a contract.
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- Please return to Cooper Rural, Home Farm, Wilsic, Doncaster, DN11 9AG by 12 noon on Friday 25th April 2025.

Signed:

Date:

Cooper Rural
Home Farm
Wilsic
Doncaster
DN11 9AG

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