



## LAND AT EASINGTON ROAD SKEFFLING

**£25,000**  
**FREEHOLD**

For Sale by Private Treaty

The land is a former caravan site/garden now overgrown 0.26 Acres or thereabouts. The land has road frontage and access from the B1445 Skeffling to Easington Road.

Offers around £25,000

What3Words: kick.plants.resonates

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**FRANK HILL  
& SON**

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Est. 1924





**General Information**

**GENERAL**

The land is a former caravan site/garden now overgrown 0.26 Acres or thereabouts. The land has road frontage and access from the B1445 Skeffling to Easington Road. The property is edged blue on the attached plan.

**HMLAND REGISTERY**

Title No. YEA113672 Field No. TA3819 6537 0.26 Acres

**OUTGOINGS**

None known. The owner is believed to be responsible for the maintenance of the Eastern Boundary Ditch

**RESTRICTIONS & COVENANCTS**

There are existing covenants to the fencing of the boundaries of the property

**PLANNING**

The vendors or their agents Frank Hill & Son (Auctioneers & Valuers) Ltd give any undertaking or warranty as to any legal users of the land. Any intending purchaser to satisfy themselves as to mains connection requirements. There may be a water well on the property

**SERVICES**

Not presently connected. Mains water and electricity may be available. Any intending purchaser to satisfy themselves as to mains connection requirements. There may be a water well on the property

**METHOD OF SALE**

Sale by Private Treaty

**VIEWINGS**

Viewings from Easington road anytime during daylight hours by arrangement with Frank Hill & Son

**SOLICITIORS**

Pepperells Solicitors, 1a Kingston Road, Willerby, Hull, HU10 6AD



### Additional Information

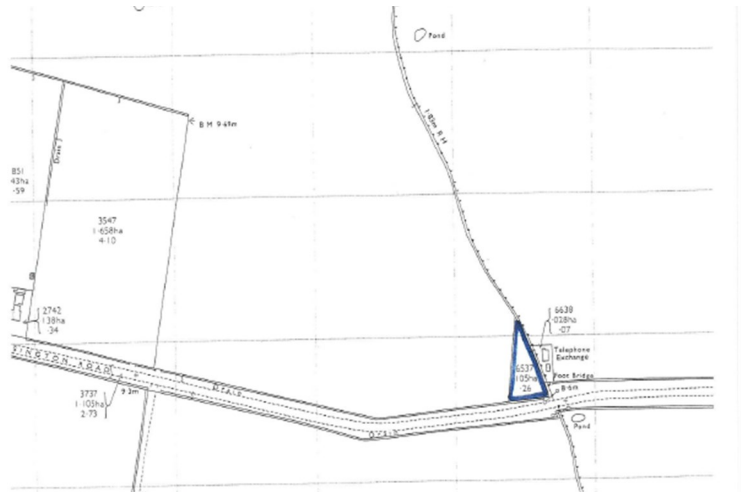
Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars. Give notice that....

- \* these particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute any part of an offer or contract
- \* all statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- \* none of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquires regarding past or present use of the property, necessary permission for use and occupation, potential users and any other matters affecting the property prior to purchase
- \* any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars
- \* no responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property making further enquiries or submitting offers for the property
- \* the vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give any representations or warranty whatever in relation to this property

### AGENTS NOTES

On the 26th June 2017 the fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the

Agents for Further information. Money laundering 2003 & immigration Act 2014 intending purchasers will be asked to produce Identification Documentation.



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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