



Beverley Road, Dunswell, HU6 0AJ

£115,000





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Platinum Collection

## **Beverley Road, Dunswell, HU6 0AJ**

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Offered for freehold sale, this approximately 0.4 acre parcel of land, situated just off the A1174 Beverley Road, presents a unique opportunity with inherent "hope value." The sale is for the land as a whole and includes the adjacent access road, which runs alongside The Ship Inn cottages. This versatile piece of land promises endless possibilities making it an attractive prospect for those seeking to capitalise on its prime location and potential future gains.







# Beverley Road, Dunswell, HU6 0AJ

## Key Features

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- 0.4 Acres Land
- Potential 'Hope Value'
- Available As A Whole
- Access Road
- Land On The Urban Fringe
- Freehold Sale
- Excellent Potential (Subject To Consents)



## LOCATION

The land is situated off Beverley Road, Dunswell, almost opposite the junction with Ings Lane. The village of Dunswell is bounded for the most part by open countryside and is located between the City of Hull and the Historic Market Town of Beverley, approximately five miles drive from each. The village has its own primary school, Chinese restaurant and public house and is served by a regular bus service providing convenient access to further amenities within Hull and Beverley.

## VIEWING

The site may be viewed at any reasonable time subject to arrangement with the selling agent and subject to being in possession of these particulars.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and together with right of way at all times and for all purposes connected with the private user of the Ship Inn Cottages numbered 1 to 4 over and along the roadway ten feet wide shown and coloured blue. A copy of an easement is been sought from the owners but it is believed that the National Grid also have access for maintenance and repairs of the pylon in the neighbouring land.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole.

## PLANS & MEASUREMENTS

Plans & Measurements - Any plans forming part of these particulars are included for identification purposes and do not form part of the contract for sale. Areas or measurements are stated and given as a guide only and should be checked by you or your own agent(s).

## VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

## TENURE

We understand that the land is Freehold with vacant possession on completion.

## AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



















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