

Land South of Mattocks Lane,
Hedon, HU12 8LB

FOR SALE

Freehold opportunity

Site total c.6 acres (2.42 ha)

Paddock land

Edge of village location

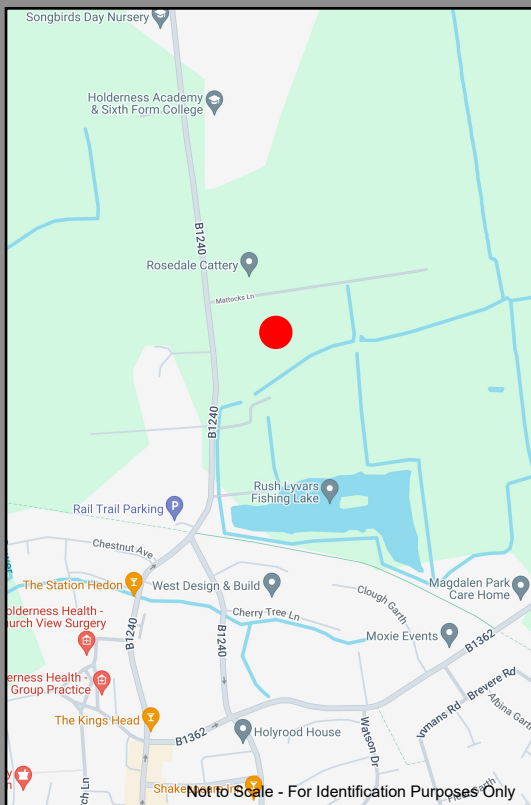
Offers Invited

Scotts
01482 325634



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What3Words: momentous.prepare.alone

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The site is located on the south side of Mattocks Lane, off Preston Road (B1240) to the north of Hedon town centre. Hedon is a town with c.6,500 people situated 5 miles to the east of Hull city centre.

The subject property is roughly rectangular in shape and comprises a total area of c.6 acres (c.2.42 ha) of vacant pasture/agricultural land.

SERVICES

As far as we are aware no services are connected to the site.

Prospective purchasers are advised to make their own enquiries as to the statutory service providers.

DISPOSAL TERMS

The whole site is available with vacant possession. Offers invited.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

OVERAGE CLAUSE

The land is offered for sale subject to an overage/development uplift clause. If the use of the land is changed from agricultural or equestrian use, either through planning consent or permitted development rights (under the General Development Consent Order) then an 'uplift' (overage) would be payable to the vendors or their successors in title. This will be based upon 30% of the increase in Market Value of the property immediately before planning consent was granted (excluding hope value) and the Market Value of the property immediately after planning consent is granted but taking into account the terms of any such consent granted. The overage/development uplift will run for 30 years from the date of completion.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

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