

**FOR SALE BY TENDER**

**FRANK HILL & SON**

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



**The Orchard, West Lane, HU12 8BW**

**£50,000 PER MONTH**

An opportunity to purchase a half acre plot of land fronting on to West Lane with access to Ketwell Lane, in the centre of the town of Hedon.

FOR SALE BY INFORMAL TENDER- TENDERS CLOSE 15th JULY  
0.51 ACRES OF ORCHARD LAND  
CONVENIENT LOCATION FOR DEVELOPMENT SUBJECT TO PLANNING

18 Market Place, Patrington, Hull HU12 ORB  
Email • [auctions@frankhillandson.co.uk](mailto:auctions@frankhillandson.co.uk)  
Website • <https://www.frankhillandson.co.uk/>  
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**General**

the land is a former orchard being 0.51 Acres. The land is fenced and has private access from West Lane. The property is edged red on the attached plan

**Land Registry**

The property is registered Title Number YEA79812

**Easements and Wayleaves**

None Known

**Restrictions and Covenants**

None known and none to be placed on the property by the vendors.

**Planning**

The vendor nor their agents Frank Hill & Son (Auctioneers and Valuers) Ltd give any undertaking or warranty as to any legal uses of this land. Any enquiries should be directed to the planning department of the East Riding of Yorkshire Council.

**Services**

Not presently connected, any intending purchaser to satisfy themselves as to main connection requirements

**Tenure**

Freehold with Vacant Possession

**Outgoings**

None Known

**Method of Sale**

For sale by Private Tender. Tenders close Friday 15th July 2022 at 12 noon on the form available from our office.

**Viewing**

Viewing without access anytime during daylight hours from West Lane. Access for viewing by appointment with Frank Hill & Son

**Solicitors**

Williamsons Solicitors, 45 Lowgate, Hull, HU1 1EN

