



**GILBERDYKE, EAST YORKSHIRE**  
**23.87 Acres (9.66 Hectares)**





# GILBERDYKE EAST YORKSHIRE

## PRODUCTIVE GRADE 3 ARABLE LAND

**23.87 Acres (9.66 Hectares) or thereabouts**

(Goole 9 miles, Humber Bridge 14 miles)

**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN TWO LOTS**

**CLOSING DATE:  
12 NOON FRIDAY 09 SEPTEMBER 2022**

### **Introduction**

Screeetons Agriculture is delighted to offer for sale 23.87 acres (9.66 hectares) of productive Grade 3 arable land situated in the County of East Yorkshire.

### **Location**

Lot 1 is situated to the north of the B1230 Main Road and Lot 2 is situated to the south of Bennetland Lane, Gilberdyke. The port of Goole lies approximately nine miles to the south west and the Humber Bridge lies approximately fourteen miles to the south east.

### **Selling Agents**

Screeetons Agriculture  
79 Boothferry Road, Goole  
DN14 6BB

**Tel: 01405 766888**

**Ref: Andrew Houlden**

E-mail: [andrew.houlden@screeetonsagriculture.co.uk](mailto:andrew.houlden@screeetonsagriculture.co.uk)



LOT 1



LOT 2



**RICS**

the mark of  
property  
professionalism  
worldwide



## General Remarks and Stipulations

### The Land

The land is in arable cultivation and capable of producing high yielding crops. The land is contained within two fields and extends in total to 23.87 acres (9.66 hectares) or thereabouts. Lot 1 is accessed directly from Main Road and Lot 2 is accessed via a right of way which runs north to south from Bennetland Lane which includes a level crossing over the Goole to Hull railway line.

The land is classified as being Grade 3 on Sheet 98 of the Provisional Agricultural Land Classification Maps of England and Wales. The Soil Survey of England and Wales identifies the majority of the soils to be from the "Foggathorpe 2" association with their characteristics described as "stoneless clayey and fine loamy over clayey soils. Some similar coarse loamy over clayey soils" and as suitable for "cereals and grassland with stock rearing".

The fields are both of a reasonable shape and size and offer an excellent opportunity to acquire some productive arable land.

### Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the Basic Payment Scheme.

It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration.

### Tenure and Possession

The land is sold with the benefit of vacant possession upon completion.

### Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit [www.defra.gov.uk](http://www.defra.gov.uk)

### Environmental Stewardship

The land is not currently entered into any Environmental Stewardship or Countryside Stewardship Scheme.

### Outgoings

Ouse & Humber Drainage Board

#### Lot 1

Assessable Area 11.56 acres

Annual Value £405.00

2022/2023 drainage rates payable £65.21

#### Lot 2

Assessable Area 11.90 acres

Annual Value £416.00

2022/2023 drainage rates payable £66.98

### Easements, Wayleaves & Rights of Way

The land is sold subject to all rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

There is a wayleave with Northern Powergrid (Yorkshire) plc in respect of the overhead lines and associated poles and stays within Lot 2.

### Tenantright

There will be no tenantright payable in addition to the purchase price, nor will there be any counterclaim for dilapidations whatsoever.

### Sporting/Timber Rights/Minerals

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

### Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Viewing

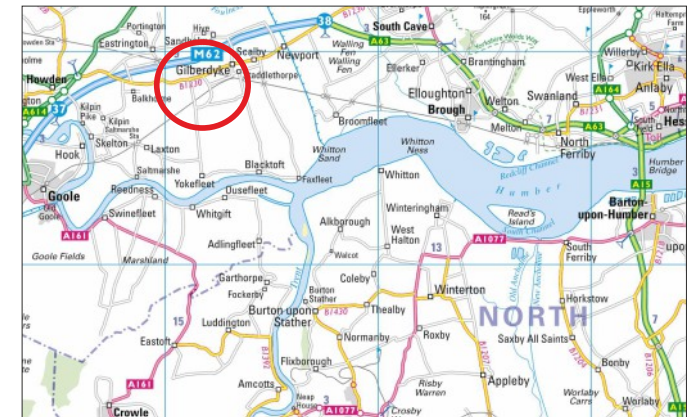
The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

### Method of Sale

The land is offered for sale as a **whole or in two lots by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

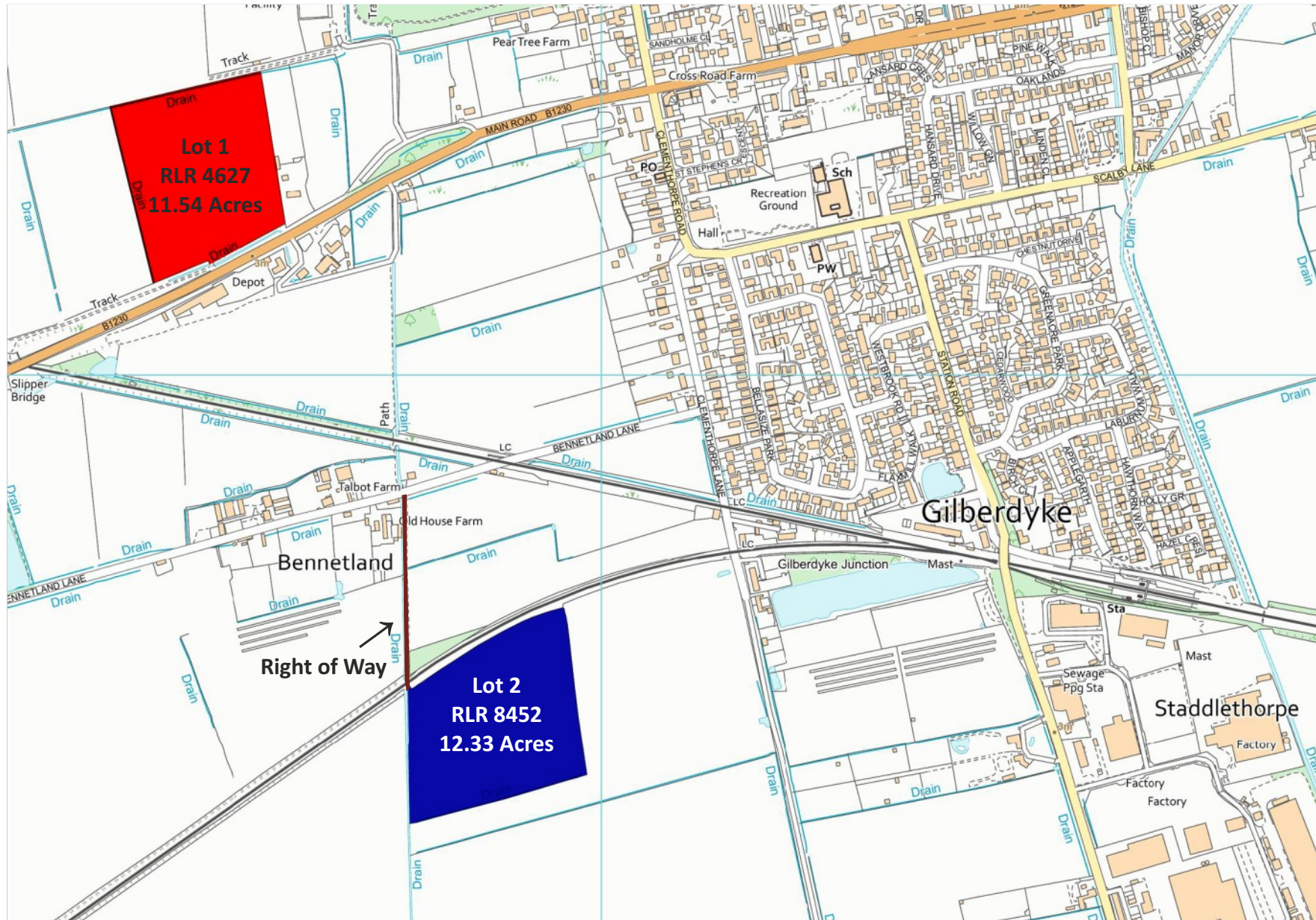
1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**23.87 Acres, Land at Gilberdyke**".
6. 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). This is to comply with Anti-Money Laundering legislation.
7. Submitted not later than **12 noon Friday 09 September 2022**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.





# SITE PLAN



## Important Notice

Screetons Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of Screetons Agriculture or their clients. Neither Screetons Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.