

SCREETONS

AGRICULTURE

WRESSLE, NEAR HOWDEN

EAST YORKSHIRE

(Howden 4 miles, Selby 10 miles)

62.13 ACRES

(25.15 hectares) or thereabouts

PRODUCTIVE ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 11 FEBRUARY 2022

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Symes Bains Broomer
157 Boothferry Road
GOOLE
DN14 6AL
Tel: 01405 763853
Fax: 01405 720246
Ref: Charles Broomer
E-mail: charles.broomer@sbblaw.com

Selling Agents

Screeetons Agriculture
79 Boothferry Road
GOOLE
DN14 6BB
Tel: 01405 766888
Fax: 01405 766171
Ref: Andrew Houlden
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General Remarks and Stipulations

Location

The land is situated approximately one and a half miles to the east of the village of Wressle, to the east of Intake Lane and to the north of Willitof Road.

Description

The land comprises a single arable field which is of a reasonably regular shape and is well suited to current commercial arable farming.

The land is classified as being Grade 3 on Sheet 98 of the Provisional Agricultural Land Classification Maps of England and Wales as historically produced by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being almost entirely from the "Foggathorpe 2" association with their characteristics described as "stoneless clayey and fine loamy over clayey soils" and as suitable for "cereals and grassland".

Schedule

RLR FIELD NO.	NG FIELD NO.	DESCRIPTION	CROPPING					NG AREA (ACRES)	NG AREA (HECTARES)	RLR AREA (HECTARES)
			2021	2020	2019	2018	2017			
	4688	Pond						0.18	0.07	
7803	5800	Arable	11.828ha WB	8.695ha SpB	1.762ha FA	9.279ha WW	1.392ha FA	20.30	8.22	25.01
	7700		3.28ha TG	3.28ha TG	1.014ha TG	1.762ha FA	9.279ha OSR	17.68	7.16	
	0005		10.447ha WW	5.459ha WW	5.059ha WB	1.014ha TG	14.340ha WW	23.97	9.70	
				1.506ha FA	17.175ha WW	12.956ha OSR				
TOTAL							62.13	25.15	25.01	

Key:- WB Winter Barley FA Fallow
 TG Temporary Grass WBe Winter Beans
 WW Winter Wheat OSR Winter Oilseed Rape
 SpB Spring Barley

Basic Payment Scheme

The land is registered on the Rural Payments Agency Rural Land Register and has been used to activate Basic Payment Scheme entitlements. The Vendors have made a Basic Payment Scheme claim for the 2021 season and this payment is reserved to them in its entirety.

A copy of the relevant field data section of their 2021 BP5 application form and the relevant LPIS map are available on request from the Selling Agent's. Purchaser(s) should satisfy themselves as to the accuracy of the same. Any statement within these particulars is given in good faith but carries no warranty.

Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

Outgoings

Ouse and Humber Drainage Board
 Assessable Area - 25.09 hectares
 Annual Value £2,014.00
 2021/2022 drainage rates payable £300.09

Tenantright

It is envisaged that the Purchaser(s) will be able to establish a crop in time for the 2022 harvest. In these circumstances, there will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions of any kind.

Early Entry

Early entry on to the land will be permitted for the prospective Purchaser(s) prior to completion, subject to an exchange of contracts and the payment of a double deposit (20%).

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.

Nitrate Vulnerable Zone

All of the land lies outside of a designated Nitrate Vulnerable Zone.

Easements, Wayleaves & Rights of Way

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

There is a wayleave with National Grid plc for the high voltage overhead lines and two pylons which are sited within the field.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars or by appointment through the Selling Agents on (01405) 766888.

Method of Sale

The land is offered for sale by informal tender. The Vendors do not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following:-

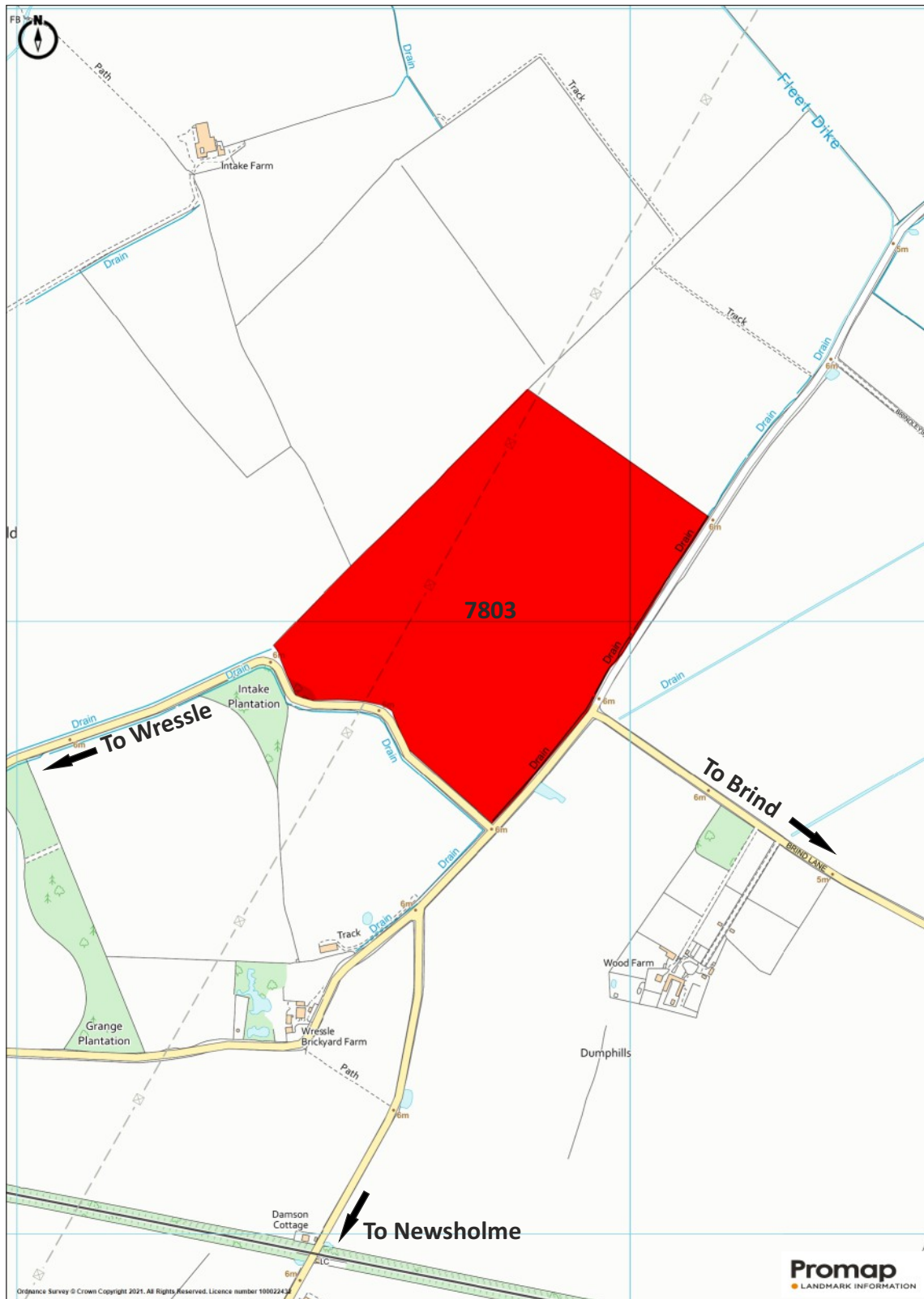
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "**Land at Wressle**".
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 on Friday 11 February 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.

LOCATION PLAN



SITE PLAN



Important Notice

Screeetons Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the land, 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 including BPS, planning or other consents.

(iii) The information in these particulars is given without responsibility on the part of Screeetons Agriculture or their clients. Neither Screeetons Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this land.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: AH/SJP/SC-21/264
11 January 2022