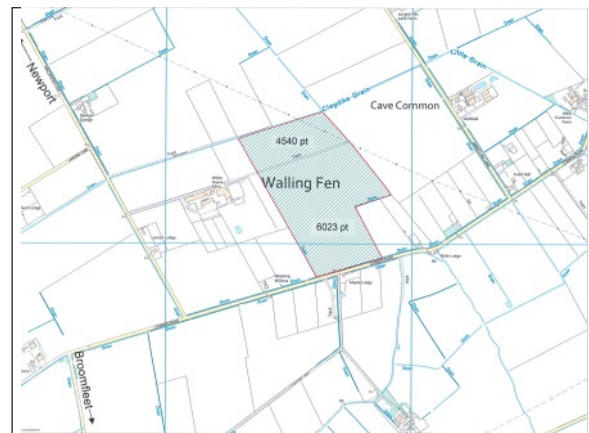


**Townend  
Clegg**

**AGRICULTURE**

**COMMON ROAD, BROOMFLEET, HU15 2EA  
55.21 ACRES (22.31 hectares)  
ARABLE LAND**



**FOR SALE BY PRIVATE TREATY  
PRICE REQUIRED £550,000**

**Selling Agents**

Townend Clegg Agriculture  
Bishops Manor  
Market Place  
Howden  
DN14 7BL

Tel: 01430 331333

Email: [charles.clegg@townendcleggagriculture.co.uk](mailto:charles.clegg@townendcleggagriculture.co.uk)

[www.townendcleggagriculture.co.uk](http://www.townendcleggagriculture.co.uk)

**PROPERTY FEATURES**

55.21 ACRES OF ARABLE LAND  
GRADE III NEWCHURCH SERIES LAND  
FOR SALE BY PRIVATE TREATY  
GOOD ROADSIDE FRONTAGE

**Situation**

The land is situated in open countryside approximately 2 miles south of Newport and 2 miles north of Broomfleet

The land will be found by turning of the B1240 when leaving Newport travelling east and turning right where signed to Broomfleet and travelling approximately 3 miles south along Wallingfen Lane. At the end of Wallingfen Lane turn left into Common Road and access to the land is on the left.

The land is shown on the attached plan for identification purposes only edged red and hatched green.

**Description**

The land comprises 55.21 Acres (22.31 Hectares) or thereabouts of good Grade III Arable Land and comprises one convenient block.

**Land Soil Type**

The land is shown on the soil survey of England and Wales as the Newchurch Series of moderately permeable peto-calcareous alluvial gley soils in stoneless clayey marine alluvium.

**Land Schedule**

The land is shown on the Rural Land Register as:

SE 8829 6023 part	17.00 Hectares
SE 8829 4540 part	<u>5.31 Hectares</u>
TOTAL	22.31 Hectares

**Basic Farm Payment**

Upon completion of the sale an RLE1 Form will be submitted by the vendor to divide the land on Rural Land Register.

All 2024 Basic Farm Payments are reserved to the current owner.

**Cropping**

The recent cropping have been the same for the last 5 years

4540pt 5.31H Spring Barley after over wintered stubble  
6023 pt (north) 10.45H Spring Barley after over wintered stubble  
6023 pt (south) 6.55H Temporary grass  
The Spring Barley will be left stubble.

**Tenant Right**

The purchaser shall not be required to pay any tenant right valuation in addition to the purchase price and also the purchaser will not be entitled to make any claim for dilapidations or deductions whatsoever.

**Plans**

The land is shown on the attached plan for identification purposes edged red and hatched green.

**Rights of Ways, Easement and Wayleaves**

The land is sold subject to all rights, rights of way, whether public or private, light, support, drainage, water and electricity supplied and other rights and obligations, easements, quasi-easements and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

**Tenure**

The tenure is freehold.

**Quotas & Contract Tonnages**

There are no quotas or contract tonnages attached to the land to be sold.

**Environmental Stewardship**

None of the land to be sold is included within any Environmental Stewardship Schemes.

**Schedule Of Land And Acres**

National Grid numbers and areas as identified on the Rural Land Register have been used in the schedules of the Land and are for reference purposes only. They are believed to be correct but the Purchaser/s shall be deemed to have satisfied themselves by inspection and measurement or otherwise that the description contained in these particulars describes the property and any errors or misstatements shall not annul the sale or entitle the Purchaser/s to any compensation.

**Outgoings**

Drainage rates are payable upon the land and will be apportioned following the sale.

**Drainage Plans**

Drainage plans are available to inspect at the Agent's Howden Office or can be emailed out on request.

Access to the sellers retained land will be allowed post sale to jet out the drains as required.

**Viewing**

The land may be inspected at any reasonable time upon receipt of these particulars.

**Website**

Please note that if you obtain these particulars from our website we may have no record of your interest. To register your interest you should contact the Agents office direct, details of which are printed on these particulars.

**Exchange Of Contracts, Completion And Possession**

It will be necessary for the successful purchaser to provide Proof of Identification in order to adhere with Money Laundering Regulations.

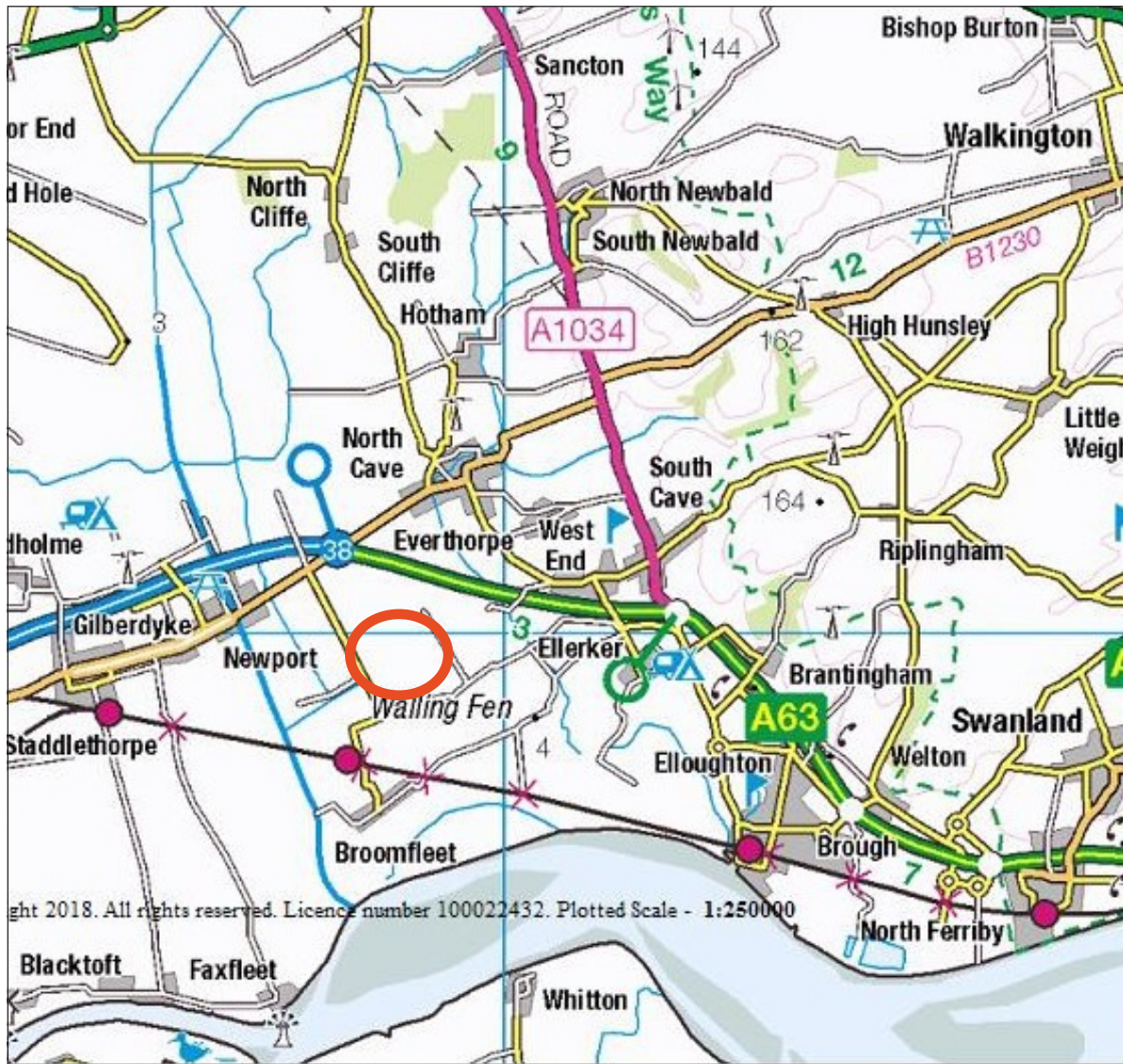
The successful purchaser will be expected to sign a contract with 35 days of being notified that their offer has been accepted by the seller. Legal completion and possession is anticipated as soon as practicable thereafter with a view to completion following removal of the current crops.

**Further Information**

Any further information regarding the land may be obtained from the Agents Townend Clegg & Co, Bishops Manor, Market Place, Howden, Goole, East Yorkshire, DN14 7BL. Telephone No. 01430 331333 (reference C A Clegg) or email [charles.clegg@townendcleggagriculture.co.uk](mailto:charles.clegg@townendcleggagriculture.co.uk)

**Solicitors**

The seller's solicitors are Rollits, Citadel House, 58 High Street, Hull, HU1 1QE



**Important Notice**

Townend Clegg Agriculture for themselves and the Vendors 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 tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of Townend Clegg Agriculture or their clients. Neither Townend Clegg 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.

