

**Townend
Clegg**

AGRICULTURE

**150.26 ACRES OF ARABLE LAND AND PONDS AT
ROSCARRS, SELBY, YO8 8EG
&
BARLOW COMMON ROAD, BARLOW, YO8 8JF**



**FOR SALE BY INFORMAL TENDER
CLOSING DATE 12 NOON
WEDNESDAY 12th FEBRUARY 2025**

Selling Agents

Townend Clegg Agriculture
Bishops Manor
Market Place
Howden
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www.townendcleggagriculture.co.uk

Summary

The land is to be offered for sale by informal tender in 3 lots and is available for purchase in individual lots or as a whole. The closing date for tenders is 12 noon on Wednesday 12th February 2025.

Details of individual lots are set out below, and shown on the attached reference plan.

LOT 1 (HATCHED RED) 95.16 ACRES OF LAND AT ROSCARR, SELBY WITH ACCESS OFF EAST COMMON LANE, SELBY

Situation

The land is accessed from the Selby Bypass (A63) and when approached from the A19 (Selby to York Road) along the Bypass and can be found by turning first left after passing over the River Ouse Swing Bridge down East Common Lane and then first left again onto the track leading to Roscarrs and the Sewerage Works.

The land is situated to both the north and south of the access road and is identified by our distinctive For Sale Boards on site.

The Land

This consists of 3 arable fields together with a small area of woodland. The arable land is classified as Grade 2 on the Land Classification Map for England and Wales and is scheduled below together with details of cropping of the land for the last 5 years.

Field No.	Area		Cropping				
	HA	ACRES	2025	2024	2023	2022	2021
SE 6331 4945	0.67	1.66	Wood	Wood	Wood	Wood	Wood
SE 6431 1050	13.91	34.37	Winter Wheat	Spring Barley	Spring Barley	Sugar Beet	Winter Wheat
SE 6431 1520	20.64	10	Spring Beans	Spring Barley	SOSR	Winter Barley	Winter Wheat
		22	Winter Barley	Spring Barley	Spring Barley	Sugar Beet	Winter Wheat
		19	Winter Wheat	Spring Barley	Winter Wheat	Winter Wheat	Winter Wheat
SE 6331 6030pt	3.29	8.13	Spring Beans	Spring Barley	SOSR	Winter Barley	Winter Barley
TOTAL	38.51	95.16					

The land has the benefit of a right of way over the part of the access track marked blue on the attached reference plan. The access track marked orange on the attached reference plan is included in the sale of LOT 1. The owners of the property at Roscarr have a right of way over the access track marked blue and orange on the reference plan.

The current owners of the land are retaining ownership of the access track marked blue on the reference plan together with a 1 metre wide grass verge to either side.

There are private water pipes laid down the north side of the access track serving the properties at Roscarr together with a public water main and inspection chamber to the western end of field number 1050. There are overhead power lines crossing LOT 1.

NOTE: There is an area of land to the north and east of the sewerage works which is not included within the sale of LOT 1.



LOT 2 (EDGED GREEN) PONDS, REED BEDS AND 10.03 ACRES OF LAND

Situation

The ponds, reed beds and land are accessed as per LOT 1 above. LOT 2 will have a right of way over the part of the access track marked blue on the reference plan.

The Land

This comprises of a single field being reference number SE 6331 8621 and comprising of 2.26 HA (5.57 Acres) of reed beds, 0.20 HA (0.49 Acres) of ponds and 1.61 Ha (3.97 Acres) of scrub/grassland the whole area extending to 4.06 HA (10.03 Acres)

The land is crossed by overhead power lines.

LOT 3 (EDGED BLUE) 45.07 ACRES OF ARABLE LAND ADJOINING BARLOW COMMON ROAD, BARLOW

Situation

The land is situated on the right hand side of Barlow Common Lane when approached from Selby Road (A1041 Carlton to Selby road) and is identified by our distinctive For Sale Boards on site.

The Land

This consists of 3 arable fields which are classified predominantly as Grade 2 on the Land Classification Map for England and Wales and is scheduled below together with details of cropping for the last 5 years.

Field No.	Area		Cropping				
	HA	ACRES	2025	2024	2023	2022	2021
SE 6229 8022	6.15	15.20	Winter Barley	Spring Barley	Winter Wheat	Spring Beans	Winter Rye
SE 6329 0116	3.85	9.51	Winter Barley	Spring Barley	Winter Wheat	Spring Beans	Winter Rye
SE 6329 2614 pt	8.24	20.36	W OSR	Winter Wheat	W OSR	Winter Wheat	Potatoes
TOTAL	18.24	45.07					

The land is crossed by overhead powerlines.

NOTE: The owner is retaining a strip of land 5 metres wide adjoining the western boundary of Field No. 2614 so as to gain access to retained land to the south.

The southern end of Field No. 2614 is being retained and the boundary is defined by marker posts on site.



General Remarks

Nitrate Vulnerable Zone

The land is situated within a nitrate vulnerable zone and details of tillages applied are available on request.

Environmental Stewardship

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

Drainage Rates

Drainage rates are payable to the Selby Internal Drainage Board and are paid up until 31/03/2025. Liability for future rates will become the responsibility of the purchasers of respective lots from the date of completion.

Schedule of Land and Areas

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 the particulars describes the property, and any errors or mis-statements shall not annul the sale or entitle the Purchaser to any compensation.

Tenant Right

In addition to the purchase price for the land a purchaser will also purchase the growing crop in the land at the time of completion.

The purchase price for the growing crop will be calculated on a cost of production basis for the growing crop. Cultivation costs are to be calculated in accordance with The Central Association of Agricultural Valuers 'Guide to Costing of Agricultural Operation'. Seeds, fertiliser and spray costs shall be based on the cost to the seller.

There shall be no deduction for dilapidation whatsoever.

The Tenant Right payment will be calculated by the seller's Agent and will be payable upon completion of the sale.

Rights of Ways, Easement and Wayleaves

There are rights of way over the access track leading to Lots 1 and 2 as referred to in the details of the individual lots.

There are private water pipes laid in the land immediately to the north of the track serving Lots 1 & 2 supplying water to the properties of Roscarrs.

There is a water main located at the western end of Field No. 1050 in Lot 1 which runs from the track towards under the River Ouse.

There are overhead electricity power lines over Lots 1, 2 & 3

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.

Method of Sale

The land is for sale by informal tender. Details of the conditions of tender and a tender form is attached to the brochure.

All tenders should be received at Townend Clegg Agriculture office at Bishops Manor, Market Place, Howden, DN14 7BL in an envelope marked 'Selby and Barlow Land Tender' by 12 noon on Wednesday 12th February 2025.

Exchange of Contracts and Completion

Exchange of contract shall be within 35 days of acceptance of a tender with legal completion being on or before 28th March 2025. Vacant possession of all lots will be given upon completion.

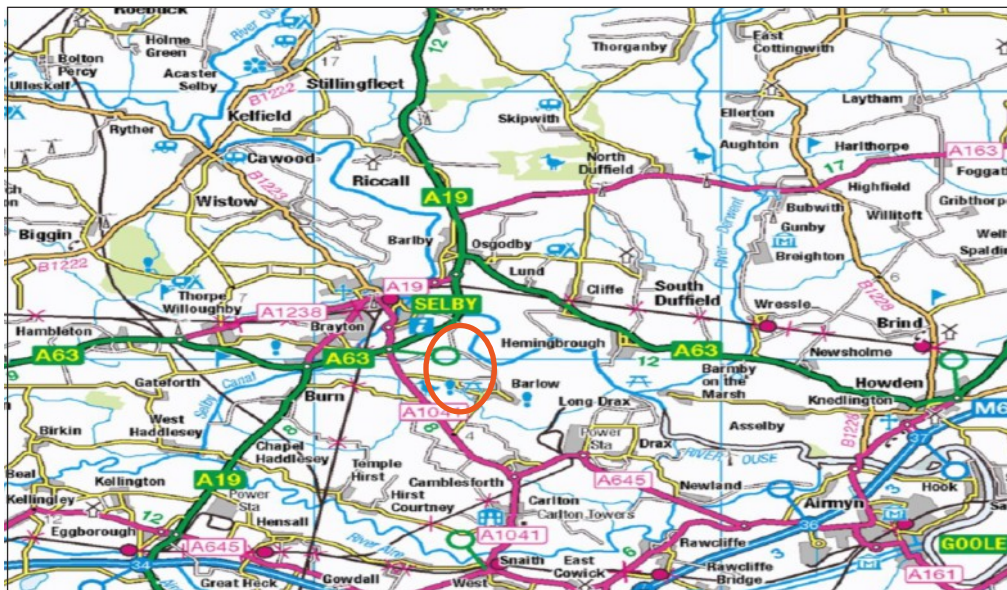
Viewing

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

Further Information

Further information is available from the selling agent Townend Clegg Agriculture. Contact details

michael.townend@townendcleggagriculture.co.uk. Tel: 01430 331333



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.
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INCORPORATING



Ref: MJT/MFB/HO-25/001
Date: 3rd January 2025

