

**Townend
Clegg**

AGRICULTURE

**GOWDALL, NR GOOLE
11.94 ACRES (4.83 hectares)
ARABLE LAND AND WOODLAND**



**FOR SALE BY INFORMAL TENDER
CLOSING DATE 12 NOON
WEDNESDAY 4TH SEPTEMBER 2024
GUIDE PRICE - IN THE REGION OF £110,000**

Selling Agents

Townend Clegg Agriculture
Bishops Manor
Market Place
Howden
DN14 7BL

Tel: 01430 331333

Email: michael.townend@townendcleggagriculture.co.uk

www.townendcleggagriculture.co.uk

Summary

The land is to be offered for sale by informal tender as a single lot. The closing date for tenders is 12 noon on Wednesday 4th September 2024.

Situation

The land is situated between Snaith and Gowdall adjoining Gowdall Lane.

Upon leaving Snaith on Selby Road A1041 turn immediately left after crossing over the railway and the land will be found on the right hand side after 1/2 a mile and is as edged red on the attached reference plan and identified by one of our distinctive For Sale boards on site.

The Land

This extends in all to 11.94 acres or thereabouts being 11.30 acres of arable land and 0.64 acres of woodland and scrub and is scheduled below:

Field No.	Use	Acres	HA
SE 6322 2634 pt	Arable	7.22	2.92
SE 6322 2412	Arable	4.08	1.65
SE 6322 2817	Wood	0.12	0.05
SE 6322 2817	Scrub	0.52	0.21
		11.94	4.83

The arable land is currently cropped with Winter Wheat in 2024 having been temporary grass for the previous 3 years.

The land has the benefit of a right of way from Gowdall Lane as marked blue on the plan.

Note

The ground upon which the electrical pylon and adjoining telecommunication mast equipment stands is not included within the sale.

The seller is in the process of converting the current wayleave payment for the pylon and overhead power line into an easement which will be finalised prior to completion of the sale.

Land Registry Title

The land is part of Land Registry Title No. HS 227687 and YEA 10063.

Drainage Rights

Drainage rights are payable to the Danvm Drainage Commission.

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 these particulars describes the property, and any errors or misstatements shall not annul the sale or entitle the Purchaser to any compensation.

Tenant Rights

There shall be no Tenant right payable by the Purchaser.

The Purchaser shall have no right to claim for dilapidations or deductions upon the land.

General Remarks

Rights of Ways, Easement and Wayleaves

There are over head power lines crossing the property and we understand a gas pipe is laid through part of field No. SE 6322 2412.

There is a vehicular right of way for agricultural purposes along the track marked blue on the reference plan.

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 ' Gowdall Land Tender ' by 12 noon on Wednesday 4th September 2024.

Exchange of Contracts and Completion

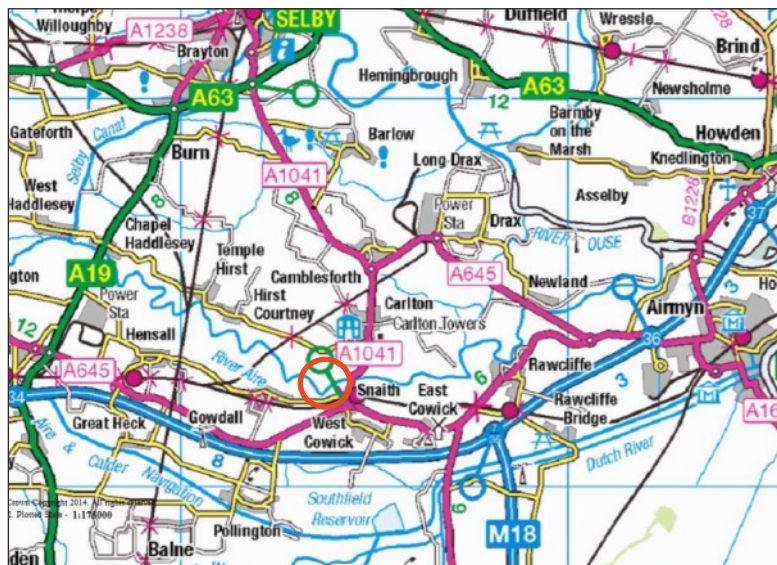
Exchange of contract shall be within 35 days of acceptance of a tender with legal completion by 25th October 2024.

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



INCORPORATING



Ref: MJT/MFB/HO-24/155
Date: 14th August 2024

