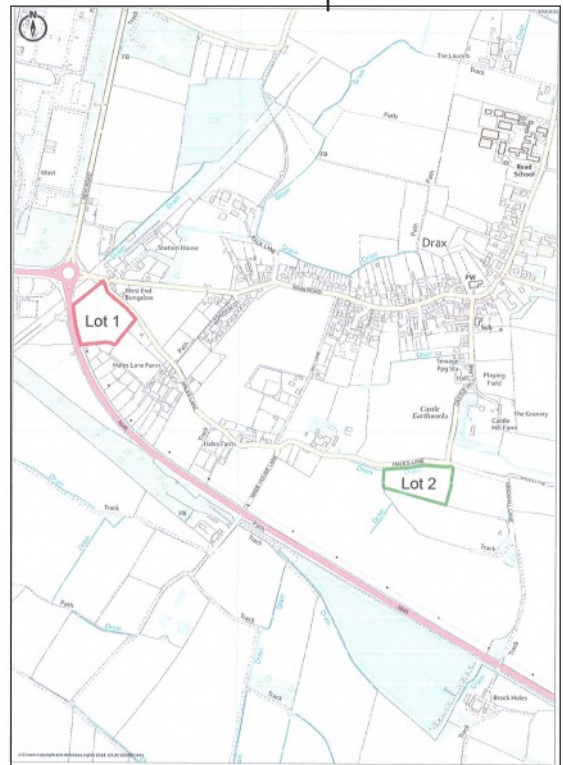


**Townend
Clegg**

AGRICULTURE

**HALES LANE, DRAX, NR SELBY, NORTH YORKSHIRE
7.21 ACRES (2.92 hectares)
GRASS LAND**



**FOR SALE BY INFORMAL TENDER IN 2 LOTS
CLOSING DATE 12 NOON FRIDAY 3rd MAY 2024
GUIDE PRICE - £50,000 PER LOT**

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

Situation

The land is situated adjoining Hales Lane at Drax and is approached from the A645 Drax Power Station Roundabout by taking the road into Drax village and then turning immediately right into Hales Lane.

Lot 1 is situated immediately on the right being edged red on the attached plan and Lot 2 approximately 800metres further along Hales Lane on the right being edged green on the attached plan.

Both Lots are identified by one of our distinctive For Sale boards.

LOT 1 (edged red)

This extends in all to 3.95 acres or thereabouts comprising Field No. SE 6626-6528 and comprises of a fenced/hedged grass field being part of Land Registry Title No NUK 480284.

Located in the field is an electricity pylon and overhead cables.

To the west of the field adjoining the A645 Airmyn/Drax Link Road.

LOT 2 (edged green)

This extends in all to 3.26 acres or thereabouts comprising Field No. SE 6725-4188 and consisting of a grass field being part of Land Registry Title No NUK 429195.

Drainage Rights

Drainage rates are payable to the Selby Internal Drainage Board.

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.

Rights of Ways, Easement and Wayleaves

Lot 1 is crossed by overhead powerlines and there is a pylon located in the field.

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 'Drax Land Tender' by 12 noon on Friday 3rd May 2024

Exchange of Contracts and Completion

Exchange of contract for each lot shall be within 35 days of acceptance of an tender with legal completion by 23rd June 2024 when vacant possession will be given..

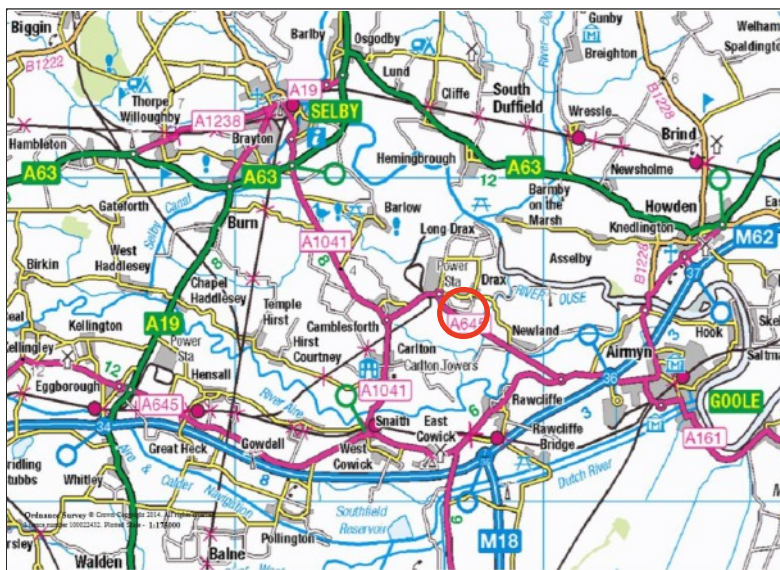
Viewing

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-24/046
Date: 2nd April 2024

