

JH Pickup & Co

BRAYTON

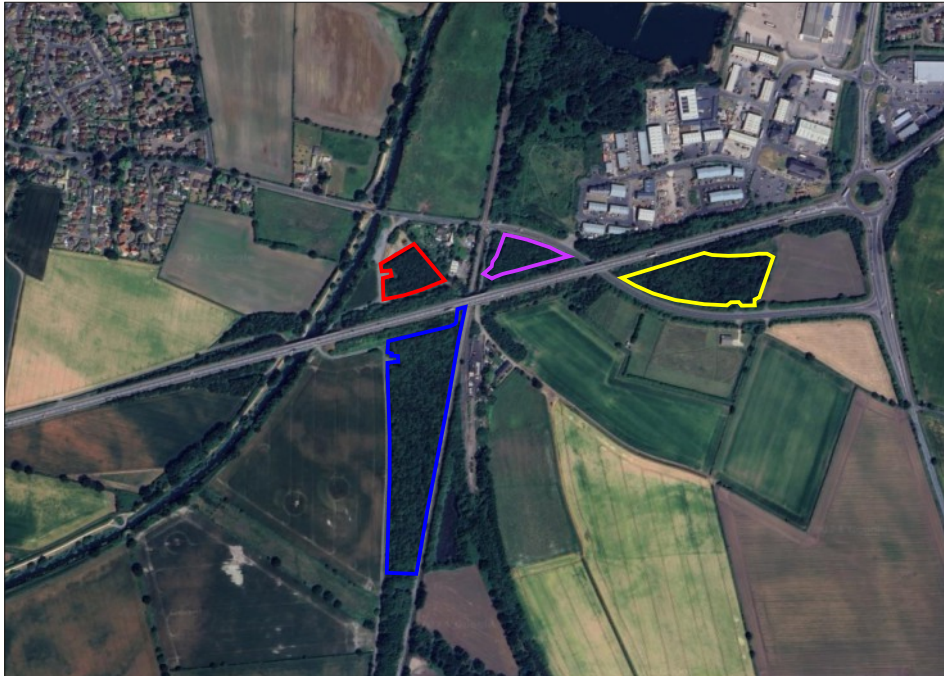
NORTH YORKSHIRE

(Selby 2 miles)

12.77 ACRES

(5.17 Hectares) or thereabouts

“YOUNG” WELL ESTABLISHED WOODLAND



FOR SALE BY INFORMAL TENDER

AS A WHOLE OR IN UP TO FOUR LOTS

CLOSING DATE: 12 NOON FRIDAY 06 DECEMBER 2024

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Solicitors

Elmhirst Parker
The Abbey Yard
SELBY
YO8 4PX

Tel: 01757 703895

Ref: Simon Rounding

Email: srounding@elmhirstparker.com

Selling Agents

JH Pickup & Co
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Ref: Andrew Houlden

E-mail: andrew.houlden@jhpickup.co.uk

A subsidiary of



General Remarks and Stipulations

Location

The land is situated to the south of the town of Selby, to the east of the village of Brayton and to both sides of the A63 Selby Bypass.

Description

The land comprises four separate areas of “young” woodland, which are all of irregular shape. The total area of land extends to 12.77 acres (5.17 hectares) or thereabouts.

The land is classified as being Grade 2 on Sheet 98 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the “Everingham” association with their characteristics described as “deep stoneless permeable fine sandy soils some with bleached subsurface horizon” and as suitable for “cereals, potatoes and sugar beet.”

Schedule

Lot Number	RLR Field Number	Description	Area (Acres)	Area (Hectares)
Lot 1 (coloured red)	0819	Woodland	1.31	0.53
Lot 2 (coloured blue)	0993	Woodland	7.46	3.02
Lot 3 (coloured purple)	2523	Woodland	1.11	0.45
Lot 4 (coloured yellow)	5919	Woodland	2.89	1.17
		Grand Total	12.77	5.17

Basic Payment Scheme

The land has been registered on the Rural Payments Agency Rural Land Register and has not been used to activate Basic Payment Scheme entitlements, being woodland.

Tenure and Possession

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

Outgoings

Drainage rates are payable to the Selby Area Internal Drainage Board. The total assessable area is 12.185 acres with an annual value of £504.00. The 2023/2024 drainage rates payable were a total of £37.25. These will be split appropriately between the four lots by the Drainage Board.

Tenantright/Dilapidations

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for 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 legal 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 Vendors for any VAT which may subsequently be payable.

Wayleaves, Easements and Rights of Way

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

There is an easement with Northern Gas Networks for their gas pipeline through Lot 1.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

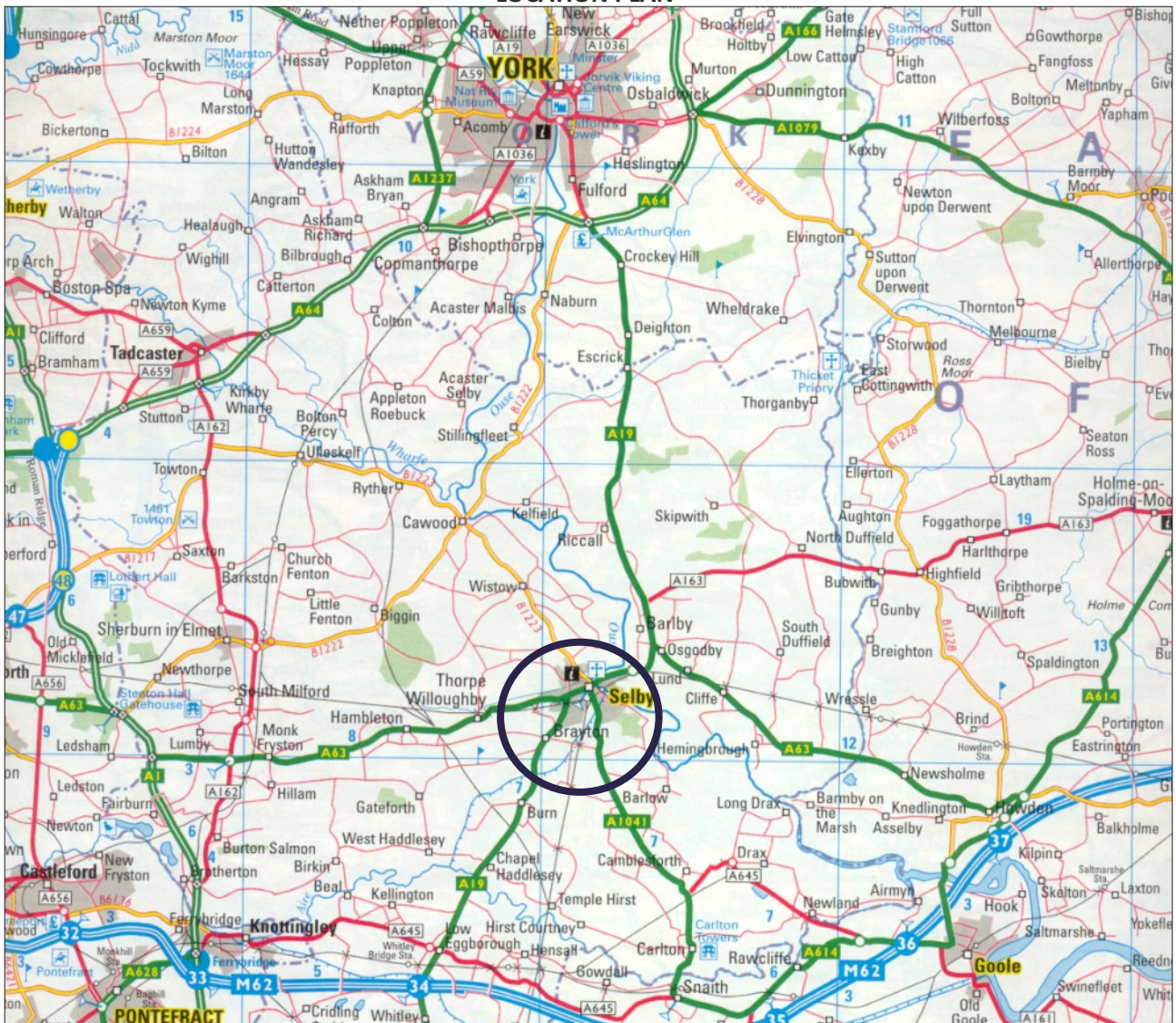
Method of Sale

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 on the prescribed Tender Form available from Selling Agents in accordance with the following:-

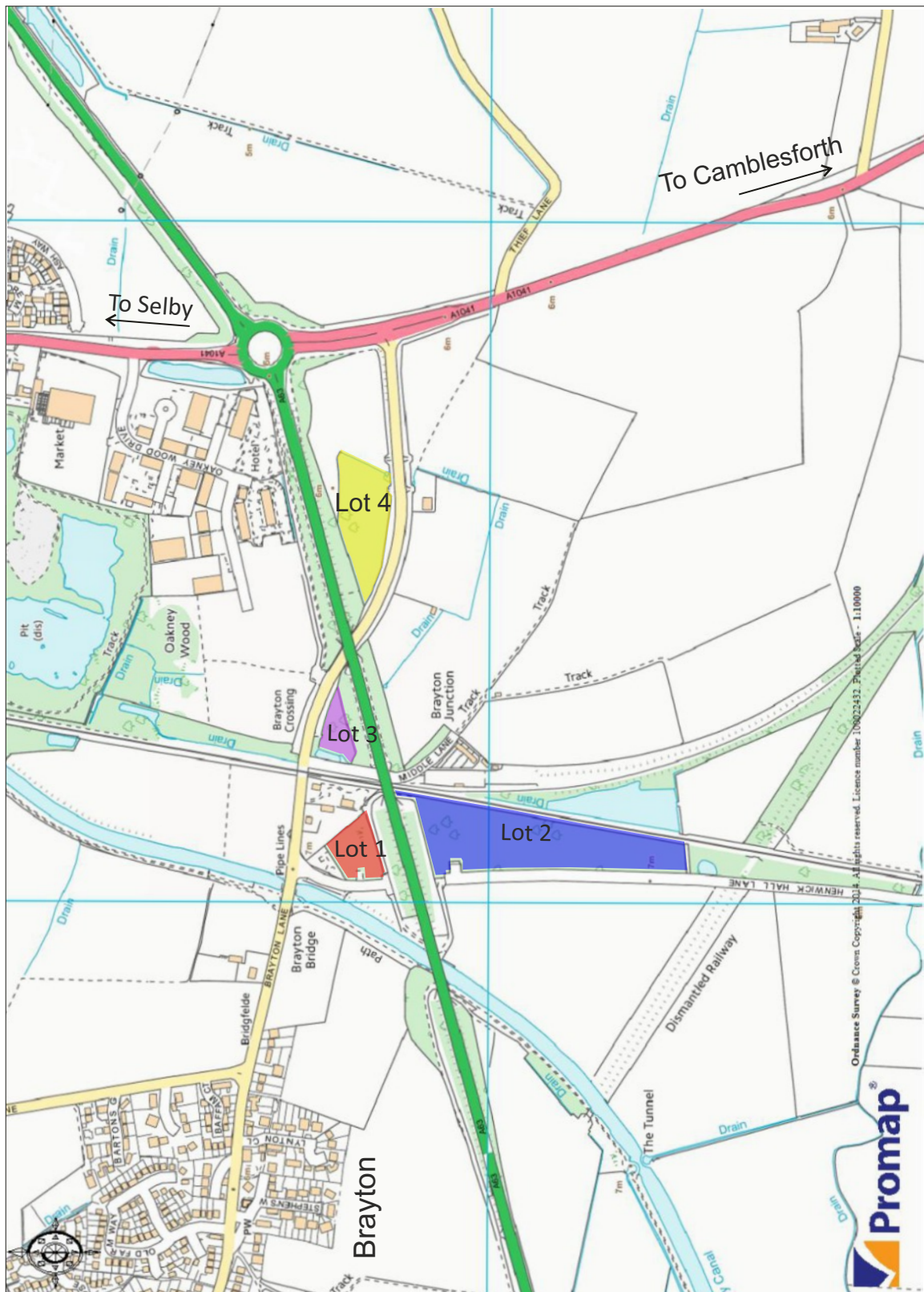
1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "**Land at Brayton.**"
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 06 December 2024.**

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, Brayton



Important Notice

JH Pickup & Co and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and JH Pickup & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.