

**Townend
Clegg**

AGRICULTURE

**RICCALL COMMON
RICCALL, NR SELBY
9.74 ACRES OF ARABLE LAND**

**FOR SALE
GUIDE PRICE - IN THE REGION OF £90,000**



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

Situation

The land is situated at Riccall Common and is best approached from the A19 at Riccall via King Rudding Lane. After leaving the A19 continue along King Rudding Lane for 1.1 miles before turning right at the Poultry Farm onto a farm track. Continue along the track for 0.2 miles where the land will be found on the left marked by one of our distinctive For Sale boards.

The land can also be approached from Market Weighton Road A163 when travelling east by turning left down The Old Airfield Road and then again left immediately after the Industrial Estate and follow the track for 0.6 miles.

The land is shown red on the attached reference plan and the access marked blue.

The Land

This consists of a single field being field no. SE 6436 - 3696 extending to 9.74 acres or thereabouts.

The land is in arable cultivation and the cropping for the last 5 years has been:

2020 Maize
2021 Potatoes
2022 Winter Wheat
2023 Oil Seed Rape
2024 Winter Barley

The land is currently in stubble.

Land Registry Title

The land is part of Land Registry Title No. NYK 269858.

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 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

The land has the benefit of a right of way along the track marked blue on the reference plan attached between King Rudding Lane and The Old Airfield Road.

The land is crossed by overhead electrical power lines.

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.

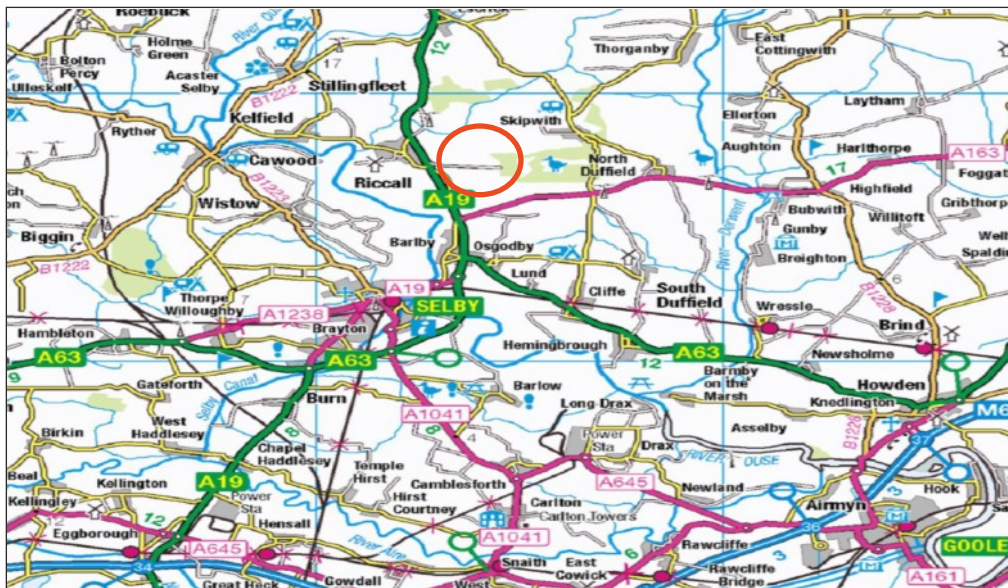
Viewing

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



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