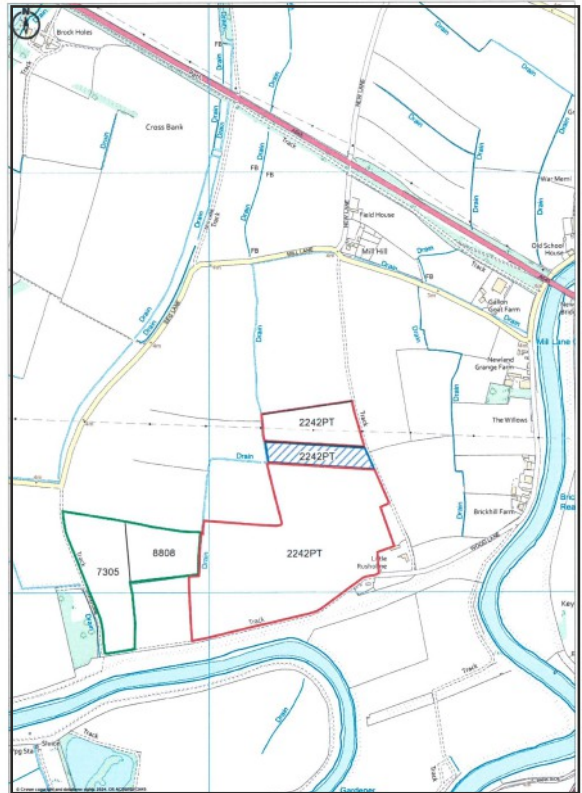


NEWLAND, DRAX, NR SELBY 51.71 ACRES (20.93 hectares) ARABLE/GRASS LAND



FOR SALE BY INFORMAL TENDER
CLOSING DATE 12 NOON FRIDAY 12th APRIL 2024
GUIDE PRICE - £11,000 per acre

Selling Agents

Townend Clegg Agriculture
Bishops Manor
Market Place
Howden
DN14 7BL

Tel: 01430 331333

Email: michael.townend@townendcleggagriculture.co.uk

Summary

The land is to be offered for sale by informal tender in 2 lots and is available to purchase in individual lots or as a whole. The closing date for tenders is 12 noon on Friday 12th April 2024.

LOT 1 – (edged red) 37.75 acres of land with access from Wood Lane, Newland

Situation

The land is situated on the edge of the village of Newland and has a main access off Wood Lane along the Riverside or a secondary access from the grass track off Mill Lane to the north.

The Land

This consists of two blocks of land being Grade 2 on the Land Classification Map for England and Wales and is scheduled below along with the cropping for the last 3 harvests.

FIELD NO	GROSS AREA		NETT AREA		CROPPING		
	HA	ACRE	HA	ACRE	2023	2022	2021
SE 6824-2242pt	16.96	41.91	15.28	37.75	W.O.S.R.	Winter Wheat	Spring Beans

The land is to be left in stubble.

Note

There is 3.50 acres of land shown cross hatched blue on the attached plan and demarcated on site by timber posts which is occupied by the seller although a dispute has arisen at the time of an application for first registration with the Land Registry. This area of land is NOT included in the sale however once the land has been registered to the seller the purchasers shall have first right of refusal to purchase the same at the same price per acre as the land to be sold in Lot 1.

LOT 2 (edged green) 13.96 acres with access from Wood Lane, Newland

Situation

The land is situated to the west of Lot 1 and is access by Wood Lane off Carlton Lane/Seg Lane to the north.

The Land

This consists of two fields being Grade 2 on the Land Classification Map for England and Wales and is scheduled below together with the cropping for the last 3 harvests.

FIELD NO.	GROSS AREA		NETT AREA		CROPPING		
	HA	AC	HA	AC	2023	2022	2021
SE 6724-7305	3.32	8.20	3.32	8.20	Winter Wheat	Winter Wheat	Winter Wheat
SE 6724-8808	2.35	5.80	2.33	5.76	Grass	Grass	Grass
	5.67	14.00	5.65	13.96			

The land is to be left in stubble and grass.

General Remarks

Drainage Rights

Drainage rights 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

There are overhead powerlines crossing Lot 1.

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 'Newland Land Tender' by 12 noon on Friday 12th April 2024.

Exchange of Contracts and Completion

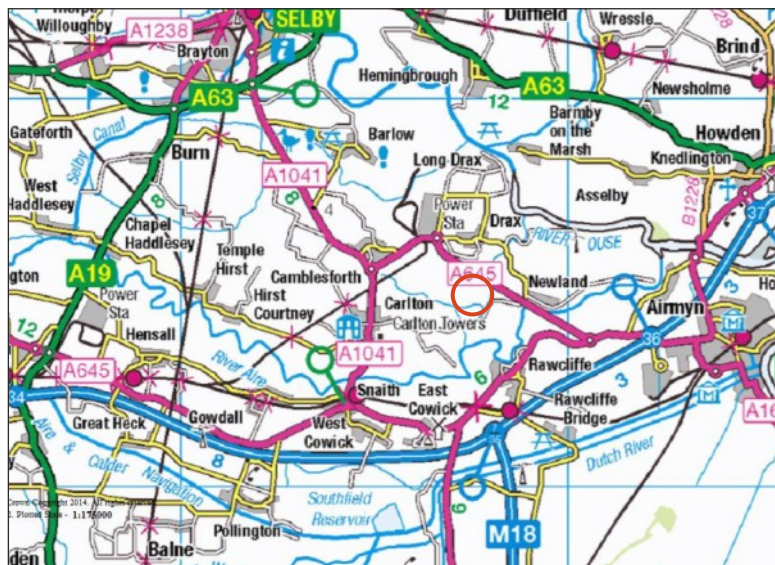
Exchange of contract for each lot shall be within 35 days of acceptance of a tender with legal completion by 31st May 2024.

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-24/032
Date: 22nd March 2024

