

**Townend
Clegg**

AGRICULTURE

**LANDING LANE, RICCALL,
NR SELBY, NORTH YORKSHIRE
51.60 Acres (20.88 hectares)
ARABLE LAND**



**FOR SALE BY INFORMAL TENDER IN 2 LOTS
CLOSING DATE 12 NOON FRIDAY 3rd MAY 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

www.townendcleggagriculture.co.uk

Situation

The land is situated to the south west of the village of Riccall and is approached from the centre of the village from Main Street by turning into Silver Street/Kelfield Road, then first left onto Church Street which turns into Landing Lane.

LOT 2 can be approached by turning left onto the right hand bend and by following a track through Hall Farm which is shown yellow on the attached reference plan or by continuing for a further 500 metres along Landing Lane and then turning left onto a track which is shown blue on the reference plan.

LOT 1 can be approached via the track marked blue as referred to above or by continuing for a further 400m along Landing Lane and then turning left onto Ings Lane where the land will be found on the left.

Both Lots will be identified by one of our distinctive For Sale boards on site.

LOT 1 – (as edged red)

This consists of 34.63 acres or thereabouts of arable land being a single field and is as scheduled below together with details of the last 3 years cropping.

FIELD NO	GROSS AREA		NETT AREA		CROPPING		
	HA	ACRE	HA	ACRE	2023	2022	2021
SE 6136-1392 pt	18.87	46.63	14.01	34.63	Winter Wheat	Winter Wheat	Spring Beans

The Land

The land is accessed from Landing Lane via either Ings Lane or a track from Landing Lane which is shown blue on the attached plan.

The land is classified as Grade 2 on the Land Classification Plan for England and Wales and is currently in stubble.

Note: The land offered for sale is only part of Field No. SE 6136 1392 as 12 acres (4.86 hectares) in the south west corner is in third party ownership and the boundaries have been marked by 3 marker posts on site and this area of land is not included in the sale.

LOT 2 (edged green)

The Land

This consists of 16.97 acres or thereabouts of arable land comprising two fields and is scheduled below together with the details of cropping for the last 3 harvests.

FIELD NO.	GROSS AREA		NETT AREA		CROPPING		
	HA	AC	HA	AC	2023	2022	2021
SE 6136-4784	5.08	12.5	5.08	12.55	Winter Wheat	Winter Wheat	Winter Wheat
SE 6136-7395	1.91	4.72	1.79	4.42	Winter Wheat	Winter Wheat	Spring Beans
	5.67	17.27	6.87	16.97			

The land is accessed from Landing Lane by either a track leading past Hall Farm being as shown yellow on the attached reference plan or via a second track shown blue on the attached reference plan.

The land is classified as Grade 2 on the Land Classification Plan for England and Wales and is currently in stubble.

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

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 'Riccall 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 a tender with legal completion by 23rd June 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:

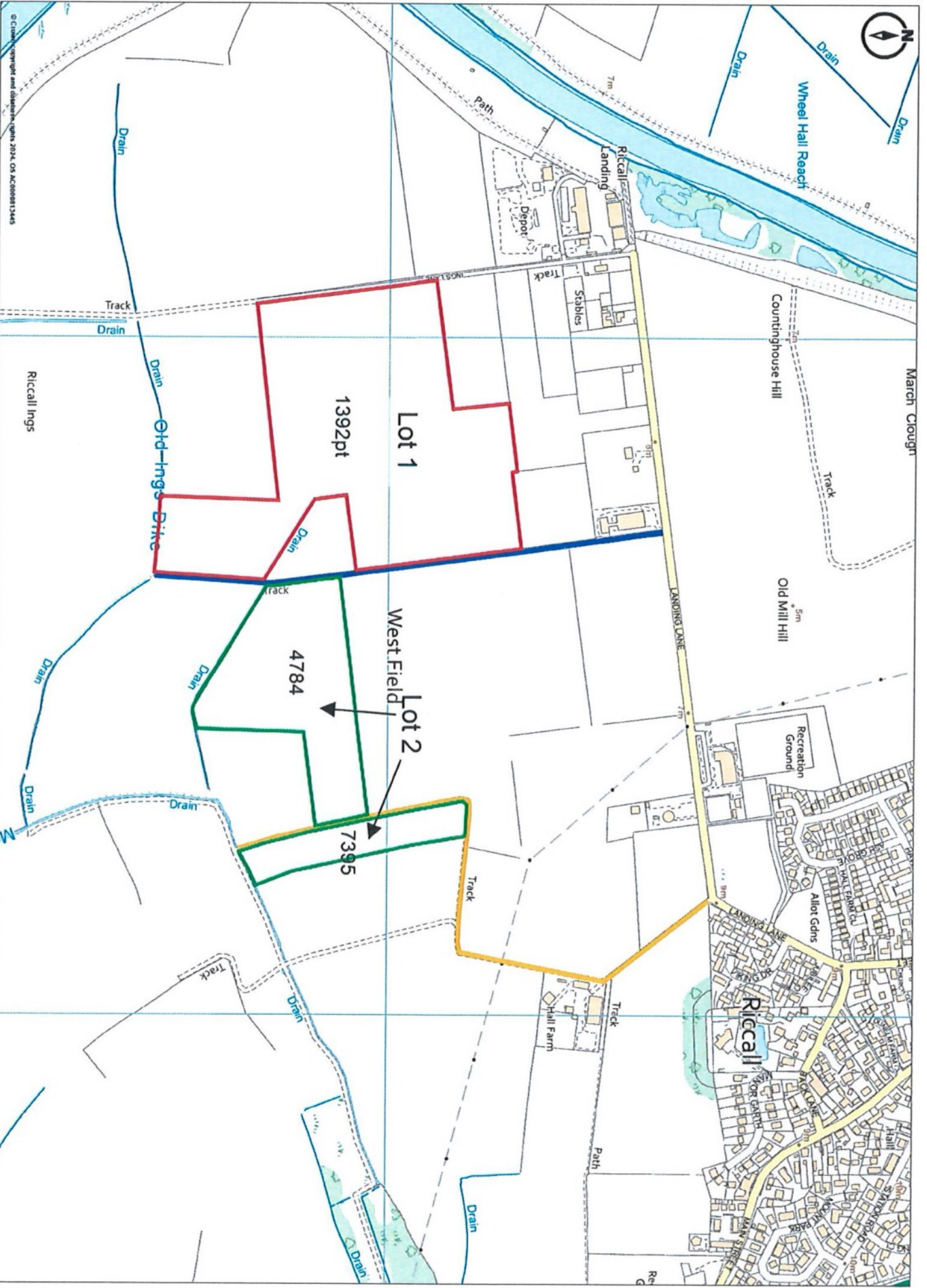
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on 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-24/047
Date: 2nd April 2024



1392pt

Lot 1

4784

West Field
Lot 2

7395

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