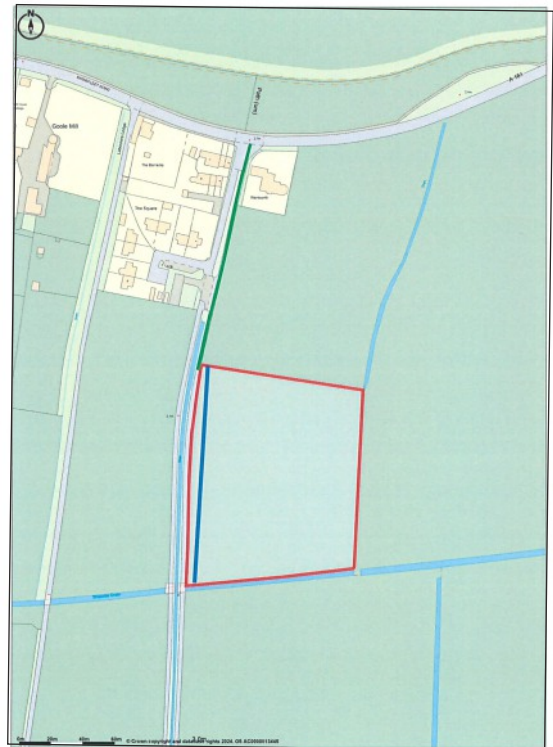


**Townend
Clegg**

AGRICULTURE

**THE BARRACKS, GOOLE FIELDS, DN14 8AE
3.43 ACRES (1.39 hectares)
ARABLE/PADDOCK LAND**



**FOR SALE BY INFORMAL TENDER
CLOSING DATE 12 NOON FRIDAY 12th APRIL 2024
GUIDE PRICE - £50,000**

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

General Remarks

Location

The land is located off Swinefleet Road A161 when travelling from Goole towards Swinefleet and is located to the south east of The Barracks and accessed via a farm track. The land is edged red on the attached plan and the access being marked green

Description

The land extends in all to 3.34 acres (1.39 hectares) or thereabouts being part of field No. SE 7521 8617 and has been in arable cultivation and is left in stubble.

The land is accessed via a track from Swinefleet Road A161 which is shown green on the attached reference plan.

Drainage Rights

The land is sold subject to a drainage rights in the favour of the owner of the adjoining property to the north - "Wentworth" for a water discharge pipe from a drainage treatment plant in the grounds of Wentworth which discharges into the drain to the south of the land being sold the approximate position of which is shown by a blue line on the attached plan.

Tenure and Possession

The land is sold Freehold with the benefit of vacant possession on completion.

Viewing

The land may be viewed during the day light hours without the need for a specific appointment upon receipt of these sales particulars

Method of Sale

The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following on the Tender Form:-

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 number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or upon the sale of another property.
5. Submitted in a sealed envelope marked "Land at Goole Fields"
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 12th April 2024 to Townend Clegg Agriculture, Bishops Manor House, Market Place, Howden, DN14 7BL

To avoid 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.



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-24/012
Date: 1 March 2024