

575.91 acres of Arable Land, Whitley, North Yorkshire

Townend
Clegg & CO

CHARTERED SURVEYORS SINCE 1895



LOT 2



LOT 3



LOT 4



LOT 4

Upon the Instructions of J Dixon & Son & J T Dixon & Sons Ltd

**575.91 ACRES OF ARABLE LAND
WHITLEY, NEAR GOOLE, NORTH YORKSHIRE**

Junction 34 M62 - 1 mile, Goole 12 miles, Doncaster 12 miles, Pontefract 6 miles, Selby 7 miles

**FOR SALE BY TENDER
As a whole or in up to 9 Lots**

**CLOSING DATE FOR TENDERS 12 NOON
FRIDAY 21ST JULY 2023**



4 Belgravia
Goole
East Yorkshire
DN14 5BU
Tel: 01405 762557
www.townendclegg.co.uk
Ref: M J Townend



**Moxon
& Barker LLP**

7-9 Cornmarket
Pontefract
West Yorkshire
WF8 1AN
Tel: 01977 602999
Fax: 01977 602211
www.moxon-barker.co.uk
Ref: T Wormall

INTRODUCTION

The land offered for sale is currently part of Wood Farm and Firs Farm, Whitley, and has been acquired and farmed by the Dixon family over the past 50 years.

All land is situated around and within 2 miles of the village of Whitley, Near Goole and has excellent road access, and is close to Junction 34 of the M62 motorway and is within 12 miles of Goole, 12 miles of Doncaster, 6 miles of Pontefract, and 7 miles of Selby.

All land is classified as either Grade 2 or Grade 3, much of which has been under drained within the last 10 years, and varies from medium sand to medium loam, to heavy and is capable of growing excellent yields of cereals, oil seed, pulses and both potatoes and carrot crops.

In addition to the arable land there is a range of farm buildings including grain storage, which may be available to purchase by separate negotiations if of interest to prospective Purchasers.

BASIS OF SALE

The land is to be offered for sale by informal tender either as a whole or in up to 9 lots, thereby enabling prospective Purchasers to acquire a large block of land, or smaller block to add to existing farming units.

The closing date for tenders is Friday 21st July 2023.

The land is to be lotted as follows:

- Lot 1 - 50.21 acres of land adjoining Whitefield Lane, Whitley
- Lot 2 - 29.00 acres of land west of Doncaster Road, Whitley
- Lot 3 - 57.18 acres of land adjoining Doncaster Road, Whitley
- Lot 4 - 66.42 acres of land to the east of Doncaster Road, Whitley
- Lot 5 - 82.19 acres of land north of Lee Lane, Whitley
- Lot 6 - 61.06 acres of land south of Lee Lane, Whitley
- Lot 7 - 72.72 acres of land west of Heck Lane, Great Heck
- Lot 8 - 36.20 acres of land north of Balne Moor Road, Balne
- Lot 9 - 120.93 acres of land to the east of Heck Lane, Great Heck

TENURE

The tenure of all lots is freehold.

HOLDING NUMBERS

All land is currently part of Holding Numbers 50/218/0002 or 50/218/0039.

RIGHTS OF WAY, EASEMENT AND WAYLEAVES

The property is sold subject to all rights, rights of way, whether public or private, light, support, drainage, water and electricity supplies, and other rights and obligations, easements, quasi-easements, and restrictive covenants, and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars of sale or not.

There are overhead powerlines crossing lots 2 and 3, and public rights of way over parts of lots 1, 5 and 7.

OUTGOINGS

There are drainage rates payable upon all land to the Danvm Drainage Commissioners, 24 Innovation Drive, Green Park, Newport, East Riding of Yorkshire, HU15 2FW, Tel no. 01430 430237, www.yorkshirehumberdrainage.gov.uk.

The current drainage rates for 2023/24 are in the region of £6 - £7 per acre.

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 lots, 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 error or mis-statements shall not annul the sale or entitle the Purchaser/s to any compensation.

SPORTING RIGHTS

All sporting rights are in hand, and will pass to the Purchasers of the respective lots upon completion.

BASIC PAYMENT SCHEME

With effect from 1st January 2024 Basic Farm Payments will cease to exist due to delinking, and as such there will be no entitlements included in the sale of the land.

The Basic Payment for 2023 is to be retained by the Sellers, as are all future delinked payments.

The Purchasers of the respective lots will undertake to meet the current cross compliance requirements up to 31st December 2023.

TENANT RIGHT

There will be no tenant right payable upon the land which will be left in stubble, and/or uncultivated after the harvesting/lifting of the current growing crops.

The Purchaser/s shall not be entitled to make any claim for dilapidation or deduction whatsoever.

QUOTAS AND CONTRACT TONNAGE

There are no quotas or contract tonnage attached to the land to be sold.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture, Fisheries and Food Land Classification Plans for England and Wales as being Grade 2 and Grade 3.

ENVIRONMENTAL STEWARDSHIP

None of the land is within any Environmental Stewardship Scheme.

NITRATE VULNERABLE ZONE

All land is situated within a designated Nitrate Vulnerable Zone.

LAND REGISTRY TITLE

With the exception of a small area of Lot 7, all land has been registered with The Land Registry, and the relevant Land Registry Title numbers are shown against the respective lots below.

VIEWING

All lots may be inspected at any reasonable time upon receipt of these particulars.

WEBSITE

Please note that if you obtained these particulars of sale from our website we may have no record of your interest. To register your interest you should contact the Selling Agents Office direct on 01405 762557, or by e-mail at mjt@townendclegg.co.uk.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof becomes a chargeable supply for the purpose of VAT, such tax will be payable (or become payable) by the Purchaser/s in addition to the purchase price. The option to register the property for VAT has not been exercised by the Sellers to date.

EXCHANGE OF CONTRACTS, COMPLETION AND POSSESSION

The successful Tenderer/s will be expected to sign a binding contract within 42 days of being notified that their offer has been accepted by the Sellers. Legal completion of all lots shall be the 29th September 2023.

RIGHTS OF HOLDOVER

There will be a right of holdover at the date of legal completion in respect of unharvested crops of maize, potatoes and carrots, which are referred to under the description of the relevant lots below.

BASIS OF TENDER

The land is offered for sale by Informal Tender, with a closing date for Tenders of 12 noon on Friday 21st July 2023.

All offers should be submitted to the Selling Agents Townend Clegg & Co, 4 Belgravia, Goole, DN14 5BU in accordance with the Terms of Tender, and on the Tender Form attached to these particulars in an envelope marked 'Whitley Land Tender'.

FARM BUILDINGS AND YARD

Although there are no farm buildings included within the initial sale of the farmland, there are a range of farm buildings at Firs Farm (adjoining Lot 4), which may be available for sale or rent by separate negotiations.

There is approximately 1250 tons of grain storage in two Grain Stores, together with Dutch Barn and Lean To providing additional covered storage.

For further information please contact the Selling Agents if required.

SOLICITORS

The Sellers Solicitors are Moxon & Barker, 7-9 Cornmarket, Pontefract, WF8 1AN, Tel: 01977 602999, where the matter is being dealt with by Mr T Wormall, e-mail: tom@moxon-barker.co.uk

PLANS

The plans attached to this brochure are extracts from relevant Ordnance Survey Sheets, their accuracy is not guaranteed and are included for identification purposes only, and do not form part of a contract.

All plans are reproduced with the sanction of the Controller of HM Stationery - Crown Copyright reserved.

FURTHER INFORMATION

Further information can be obtained by contacting the Selling Agents Townend Clegg & Co on 01405 762557, where the matter is being dealt with by Michael J. Townend e-mail: mjt@townendclegg.co.uk.

NOTICE: Townend Clegg & Co for themselves and the Sellers of this property whose agent they are, give notice that (i) the particulars are set out as a general outline only for the guidance for the guideline of intending Purchasers, and do not constitute nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii), no person in the employment of Townend Clegg & Co has authority to give or to make any representation of warranty in relation to this property.

LOT 1 (Shaded Yellow)

50.21 ACRES OF LAND ADJOINING WHITEFIELD LANE, WHITLEY

Location

The land is located to the west of the village of Whitley and is approached via Whitefield Lane from Doncaster Road (A19).

The lot consists of two blocks with 26.37 acres of land to the south of Whitefield Lane, and 23.84 acres to the north.

The Land

The land is of a sand to medium soil texture, and is classified as Grade 2 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5521-0441	26.37	10.67	W. Wheat	W. Wheat/S. Barley	OSR	W. Wheat	W. Wheat
SE5521-2491	15.39	6.23	W. Wheat	W. Barley	W. Barley	S. Oats	W. Wheat
SE5521-4393	8.45	3.42	W. Wheat	W. Barley	W. Barley	S. Oats	W. Wheat
	<u>50.21</u>	<u>20.32</u>					

There is a public right of way running along the eastern boundary of Field No. 0441.

Land Registry Title Nos.

The land has the following Land Registry Title Nos. NYK 271290, NYK 247146 and part NYK 408823.

LOT 2 (Shaded Blue)

29.00 ACRES OF LAND TO THE WEST OF DONCASTER ROAD, WHITLEY

Location

The land is situated to the west of Doncaster Road (A19), field no. 8535 being accessed from Doncaster Road, and field no. 9106 from Gravelhill Lane.

The Land

The land is of a sandy soil texture being predominately Grade 2 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5521-8535pt	26.68	10.80	Potatoes/ Carrots	W. Wheat/ Carrots	W. Wheat/ W. Barley	Carrots/ Potatoes	W. Wheat/ Maize
SE5521-9106	2.32	0.94	Carrots	W. Wheat	W. Barley	S. Oats	Potatoes
	<u>29.00</u>	<u>11.74</u>					

Field No. 8535 is crossed by an overhead powerline.

Right of Holdover

There will be a right of holdover to enable the harvesting of the Maize crop in field no. 8535, and the Potato crop in field no. 9106 if required.

Option for a Farm Business Tenancy

The land cross hatched on the plan extending to approximately 5.35 acres is not included within the sale, however it would be available to rent on a Farm Business Tenancy at a rent of £150 per acre if required.

Land Registry Title No.

The land is part of Land Registry Title No. NYK450775.

LOT 3 (Shaded Grey)

57.18 ACRES OF LAND ADJOINING DONCASTER ROAD, WHITLEY

Location

The land is situated adjoining Doncaster Road and comprises of three fields, having access from Doncaster Road (A19), Silver Street and Balne Moor Road.

The Land

The land consists of four fields varying from sand to a medium heavy soil texture, and is classified as Grade 2 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5620-0358pt	8.20	3.32	Fallow	W. Wheat	Potatoes	W. Wheat	W. Barley
SE5620-2050pt	8.54	3.45	Potatoes	W. Wheat	Carrots	Maize	W. Wheat
SE5620-3906	23.00	9.31	W. Wheat	S. Barley	S. Barley	OSR	W. Wheat
SE5620-7703	17.44	7.06	W. Wheat	S. Barley	OSR	W. Wheat	S. Barley
	57.18	23.14					

Field no.'s 2050 and 0358 are crossed with an overhead powerline.

Option for a Farm Business Tenancy

The land cross hatched on the plan extending to approximately 10 acres is not included within the sale, however would be available to rent on a Farm Business Tenancy at a rent of £150 per acre if required.

Land Registry Title No.

The land is part of Land Registry Title No. NYK408823.

LOT 4 (Shaded Pink)

66.42 ACRES OF LAND EAST OF DONCASTER ROAD, WHITLEY

Location

The land consists of two fields to the east of Doncaster Road (A19), and has two access points from Doncaster Road.

The Land

The land consists of two fields varying from a sandy loam to heavy soil texture being classified as Grade 2 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5621-4667	24.09	9.75	W. Wheat	S. Barley/OSR	OSR/W. Wheat	W. Wheat	W. Barley/ S. Barley
SE5621-4746	42.33	17.13	W. Wheat/OSR	W. Wheat/ S. Barley/OSR	W. Wheat	W. Wheat/ Potatoes	S. Barley/ W. Wheat
	66.42	26.88					

Land Registry Title Nos.

The land is part of Land Registry Title Nos. NYK450775 and NYK493025.

Note

The Fir Tree Farm buildings adjoining Lot 4 are not included in the sale of the land, but may be available for sale by separate negotiations. Please speak to the Selling Agents for further information.

LOT 5 (Shaded Turquoise)

82.19 ACRES OF LAND NORTH OF LEE LANE, WHITLEY

Location

The land is situated to the east of the village of Whitley, and is approached from Doncaster Road (A19) via Lee Lane.

The Land

The land is of a sandy to medium soil texture, and is classified as Grade 2/3, and comprises of:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5620-6764	15.47	6.26	OSR	W. Wheat	W. Wheat/S. Barley	W. Barley	Potatoes
SE5620-9080	15.44	6.25	W. Barley	Carrots	Maize	W. Wheat	Potatoes
SE5720-0282	7.26	2.94	W. Barley	Potatoes	W. Wheat	W. Barley	Carrots
SE5720-1482	8.20	3.32	W. Barley	OSR	Potatoes	W. Wheat	Carrots
SE5720-2285	3.53	1.43	W. Barley	OSR	Potatoes	W. Wheat	W. Barley
SE5720-3385	4.32	1.75	W. Barley	Potatoes	W. Wheat	W. Wheat	W. Barley
SE5721-3804	27.97	11.32	W. Wheat	OSR	W. Wheat	W. Wheat	W. Barley
	82.19	33.27					

There is a public right of way crossing field no. 6764.

Right of Holdover

There will be a right of holdover to enable the lifting of the potato crops in field no.'s 6764 and 9080, and to lift the carrot crops in field no.'s 0282 and 1482 if required.

Land Registry Title Nos.

The land is part of Land Registry Title Nos. NYK408823, NYK231384, NYK304635, NYK304583 and NYK247770

LOT 6 (Shaded Purple)

61.06 ACRES OF LAND TO THE SOUTH OF LEE LANE, WHITLEY

Location

The land is situated to the east of the village of Whitley, and is approached from Doncaster Road (A19) via Lee Lane.

The Land

This consists of three blocks of land varying from a sandy to a medium heavy soil texture, and is classified as Grade 3 and comprises of:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5620-8347	4.92	1.99	W. Wheat	W. Barley	W. Barley	S. Beet	W. Wheat
SE5620-9249	7.19	2.91	W. Wheat	W. Barley	W. Barley	S. Beet	W. Wheat
SE5720-3327	24.46	9.90	W. Wheat	OSR	W. Wheat	W. Wheat	OSR
SE5820-1158pt	24.49	9.91	W. Wheat	Potaatoes/OSR	W. Wheat	W. Wheat	OSR
	61.06	24.71					

Land Registry Title Nos.

The land is part of Land Registry Title Nos. NYK408823 and NYK450775.

LOT 7 (Shaded Light Brown)

72.72 ACRES OF LAND WEST OF HECK LANE, GREAT HECK

Location

The land is situated south of the village of Great Heck and east of Whitley, and is approached from Balne Moor Road via Heck Lane when travelling towards Great Heck.

The Land

This consists of a single block of land having a medium to heavy soil texture, and is classified as Grade 3 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5820-1158pt	72.72	29.43	W. Wheat	W. Wheat	W. Wheat/OSR	W. Wheat	S. Barley
	72.72	29.43					

There is a public right of way to the northern end of the field.

Land Registry Title Nos.

The land is part of Land Registry Title No. NYK450775, and the whole of Land Registry Title No. NYK305706.

There is a small area of the land which is currently unregistered, and the Sellers have made an application to the Land Registry for First Registration which will be completed prior to completion of any agreed sale.

Coal Mining Subsidence

The Danvm Drainage Commission are currently in negotiations with The Coal Authority, in respect of additional land drainage issues still to be addressed following the undermining of this land. Further details are available from the Selling Agents.

LOT 8 (Shaded Blue)

36.20 ACRES OF LAND NORTH OF BALNE MOOR ROAD, BALNE

Location

The land is situated to the east of the village of Whitley, and is approached from Doncaster Road (A19) via Balne Moor Road, and is located at the junction with Heck Lane.

The Land

This consists of a single field being of a medium loam soil texture, and is classified as Grade 3 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5719-8296	36.20	14.65	OSR	S. Barley	W. Wheat	W. Barley	OSR
	36.20	14.65					

Land Registry Title Nos.

The land comprises of two Land Registry Titles being NYK56750 and NYK305527.

LOT 9 (Shaded Peach)

120.93 ACRES OF LAND EAST OF HECK LANE, GREAT HECK

Location

The land is situated to the east of the village of Whitley, and is approached from Doncaster Road (A19), and Balne Moor Road via Heck Lane.

The Land

This consists of three fields and a disused railway embankment. The arable land varies from a medium to bodied/heavy loam soil texture, and is classified as Grade 3 and comprises:

Field No.	Acres	Hectares	Cropping				
			2019	2020	2021	2022	2023
SE5820-3450	8.08	3.27	W. Wheat	OSR	W. Wheat	W. Wheat	W. Barley
SE5820-2724	14.63	5.92	W. Wheat	OSR	S. Barley	S. Oats	W. Wheat
SE5820-7553	92.22	37.32	W. Wheat/OSR	S. Barley/OSR	S. Barley	W. Wheat/ OSR	W. Barley/ W. Wheat
Railway Embankment	6.00	2.43					
	<u>120.93</u>	<u>48.94</u>					

Land Registry Title Nos.

The land comprises of four titles being NYK63371, NYK408805, NYK219849 and NYK329547.

FORM OF TENDER FOR LAND AT WHITLEY

Name of Tenderer

Address

.....

Telephone

I/we wish to submit a Tender/s for the following lots of land at Whitley, and confirm that I/we agree to the conditions of Tender set out overleaf.

My/our Tender/s is/are:

LOT 1 50.21 acres adjoining Whitefield Lane, Whitley £.....

LOT 2 29.00 acres West of Doncaster Road, Whitley £.....

LOT 3 57.18 acres adjoining Doncaster Road, Whitley £.....

LOT 4 66.42 acres East of Doncaster Road, Whitley £.....

LOT 5 82.19 acres North of Lee Lane, Whitley £.....

LOT 6 61.06 acres South of Lee Lane, Whitley £.....

LOT 7 72.72 acres West of Heck Lane, Great Heck £.....

LOT 8 36.20 acres North of Balne Moor Road, Balne £.....

LOT 9 120.93 acres East of Heck Lane, Great Heck £.....

Preferred order in which Lots are to be considered. Lot.....

Offer for combination of Lots. Lots **£**.....

As a whole **£**.....

I/we confirm that if my/our offer of Tender is/are accepted that I am/we are able to exchange a contract within 42 days of acceptance.

Signed

Dated

Details of Solicitors

Name

Address

.....

Telephone

Please return this Tender form together with a 10% deposit cheque payable to **Moxon & Barker** and the Procedure and Conditions for Tender to **Townend Clegg & Co, 4 Belgravia, Goole, DN14 5BU** by **12 noon on Friday 21st July 2023** in an envelope marked **“Whitley Land Tender”** in the bottom left hand corner.

All Tenders are made subject to the attached Procedure and Conditions of Tender.

This document does not create a legal agreement binding on the sellers who are not bound to accept this or any Tender.

PROCEDURE AND CONDITIONS FOR TENDER

The land is offered for sale by Informal Tender as a whole or in 9 Lots

The conditions of Tender are as follows:

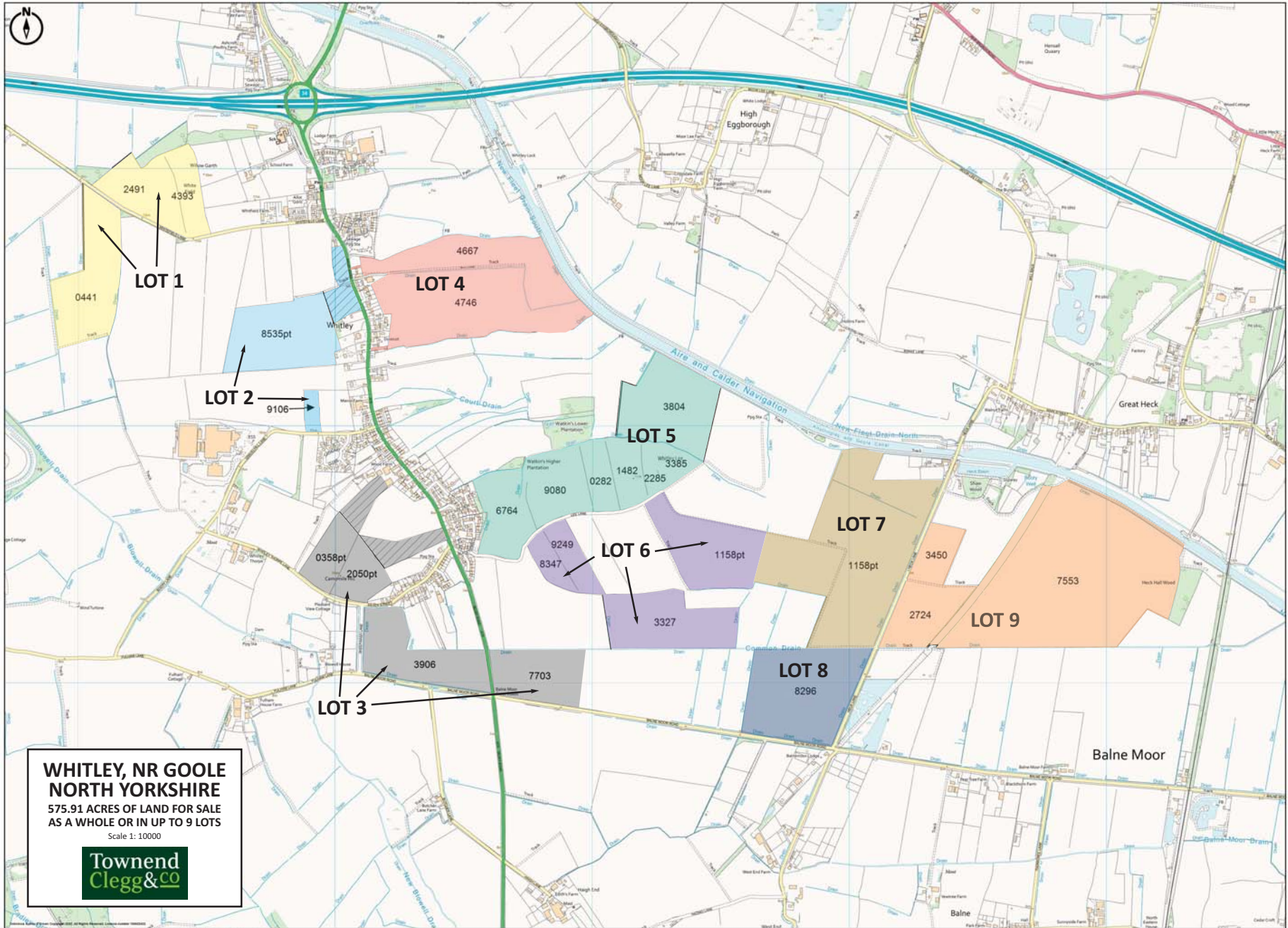
- a) The Sellers are J Dixon & Son and J T Dixon & Sons Ltd
- b) The closing date for Tenders shall be 12 noon on Friday 21st July 2023
- c) The Sellers reserves the right not to accept the highest or any Tender
- d) All Tenders shall be for a sum certain in sterling and not linked by reference to any other offer
- e) The successful Tenderer/s will be expected to pay a 10% deposit and exchange a contract within 42 days of acceptance of their tender/s
- f) If a successful Tenderer does not exchange contracts within 42 days of acceptance of the Tender, the Seller shall be entitled to retain £1,000 of the deposit together with the interest accrued on the deposit.
- g) Legal completion of all Lots shall be 29th September 2023.
- h) The successful Tenderers will be notified as soon as possible after the closing date for Tenders.
- i) Tenders should be submitted on the attached Tender Forms together with a 10% deposit and returned together with the sheet headed Procedure and Conditions for Tender in an envelope marked '**Whitley Land Tender**' in the bottom left hand corner to the offices of Townend Clegg & Co, 4 Belgravia, Goole, DN14 5BU, no later than 12 noon on Friday 21st July 2023.

All Tenders shall be accompanied by a cheque for 10% of the tender price (to be treated as a deposit) such cheque to be made payable to the Sellers Solicitor **Moxon & Barker**.

Only the cheques of successful Tenderers will be presented for payment, all other unrepresented cheques will be returned within a reasonable time.







**WHITLEY, NR GOOLE
NORTH YORKSHIRE**
575.91 ACRES OF LAND FOR SALE
AS A WHOLE OR IN UP TO 9 LOTS
Scale 1: 10000

**Townend
Clegg & Co**