



46.82 Acres of Arable Land
A163, Harlthorpe, YO8 6DW

For Sale By Informal Tender
Guide Price in Excess of £375,000

Property Features

- 46.82 Acres of Arable Land
- For Sale by Informal Tender
- Closing 12 noon Tuesday 28th June 2022
- 4 Fields all within a ringfence

Full Description

SITUATION

This block of arable land is situated approximately 2 miles east of Bubwith and 2 miles west of Foggathorpe and just south of the hamlet of Harlthorpe.

The land is accessed direct off the A163 in the northwest corner for fields 5396, 5885 and 6373 and in the north east corner for 5511. Fields 5511, 5396 and 6373 can also be accessed from Harlthorpe Road (farm track).

DESCRIPTION

The land comprises 46.82 Acres (18.89 Hectares) or thereabouts of arable land and comprises one convenient block. Each of the four fields are bounded by established hedging.

BASIS OF SALE

The land is offered For Sale by Informal Tender and offers the rare opportunity to purchase a block of 4 fields of arable land all within ring fence and having good road frontage.

LAND SOIL TYPE

The land shown on the soil suvey of England and Wales as The Foggathorpe series of slowly permeable clayey pelo-stagnogley soils in stoneless glaciolacustrine clay.

LAND SCHEDULE

The land is shown on the Rural Land Register as:

SE 7337 5511 4.86H
SE 7336 5396 4.76H
SE 7336 6373 4.70H
SE 7336 5885 4.59H

BASIC FARM PAYMENT

Upon completion of the sale the land will be transferred on the Rural Land Register.

The appropriate entitlements will be available to purchase at market value by negotiation as required.

All 2022 Basic Farm Payments are reserved to the current occupier. The purchaser shall be expected to enter into an undertaking to meet all Cross Compliance requirements for the land from the date of completion until 31st December 2022.

CROPPING

The recent cropping has been:-

5511 2022 Winter Barley
2021 Winter Barley
2020 Spring Barley
2019 Winter Wheat
2018 Oil Seed Rape

5396 2022 Winter Wheat
2021 Winter Wheat
2020 Spring Beans
2019 Winter Wheat
2018 Oil Seed Rape

5885 & 6373 have been farmed as one field:

2022 Temporary Grass
2021 Temporary Grass
2020 Spring Barley
2019 Winter Wheat
2018 Winter Beans

TENANT RIGHT

The land will be left stubble following the harvesting of the crops and grass following the last cut

The purchaser shall not be required to pay any tenant right valuation in addition to the purchase price and also the purchaser will not be entitled to make any claim for dilapidations or deductions whatsoever.

PLANS

The land is shown on the attached plan for identification purposes edged red and hatched yellow.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold subject to all rights, rights of way whether public or private, light, support, drainage, water and electricity supplies or 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 or not

TENURE

The tenure is Freehold

QUOTAS & CONTRACT TONNAGES

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

ENVIRONMENTAL STEWARDSHIP

None of the land to be sold is included within any Environmental Stewardship Schemes.

SCHEDULE OF LAND AND ACRES

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/s to any compensation

OUTGOINGS

Drainage rates are payable upon the land.

VIEWING

The land may be inspected at any reasonable time upon receipt of these particulars.

WEBSITE

Please note that if you obtain these particulars from our website we may have no record of your interest. To register your interest you should contact the Agents office direct, details of which are printed on these particulars.

MODE OF SALE

The land is offered For Sale by Informal Tender in accordance with the attached Procedure and Conditions of Tender. Anyone wishing to submit a tender should do so on the attached Tender Form and forward their tender together with a deposit cheque equivalent to 10% of the tender price payable to ELMHIRST PARKER in a sealed envelope marked 'Land at Harlthorpe' to be received at the office of Townend Clegg & Co, 17 Market Place, Howden, DN14 7BL no later than 12 noon of Tuesday 28th June 2022.

EXCHANGE OF CONTRACTS, COMPLETION & POSSESSION

It will be necessary for the successful purchaser to provide Proof of Identification in order to adhere with Money Laundering Regulations.

The successful purchaser will be expected to sign a contract with 35 days of being notified that their offer has been accepted by the seller. Legal completion and possession is anticipated as soon as practicable thereafter with a view to completion following removal of the current crops.

FURTHER INFORMATION

Any further information regarding the land may be obtained from the Agents Townend Clegg & Co, 17 Market Place, Howden, Goole, East Yorkshire, DN14 7BL. Telephone No. 01430 432211 (reference C A Clegg) or email cac@townendclegg.co.uk

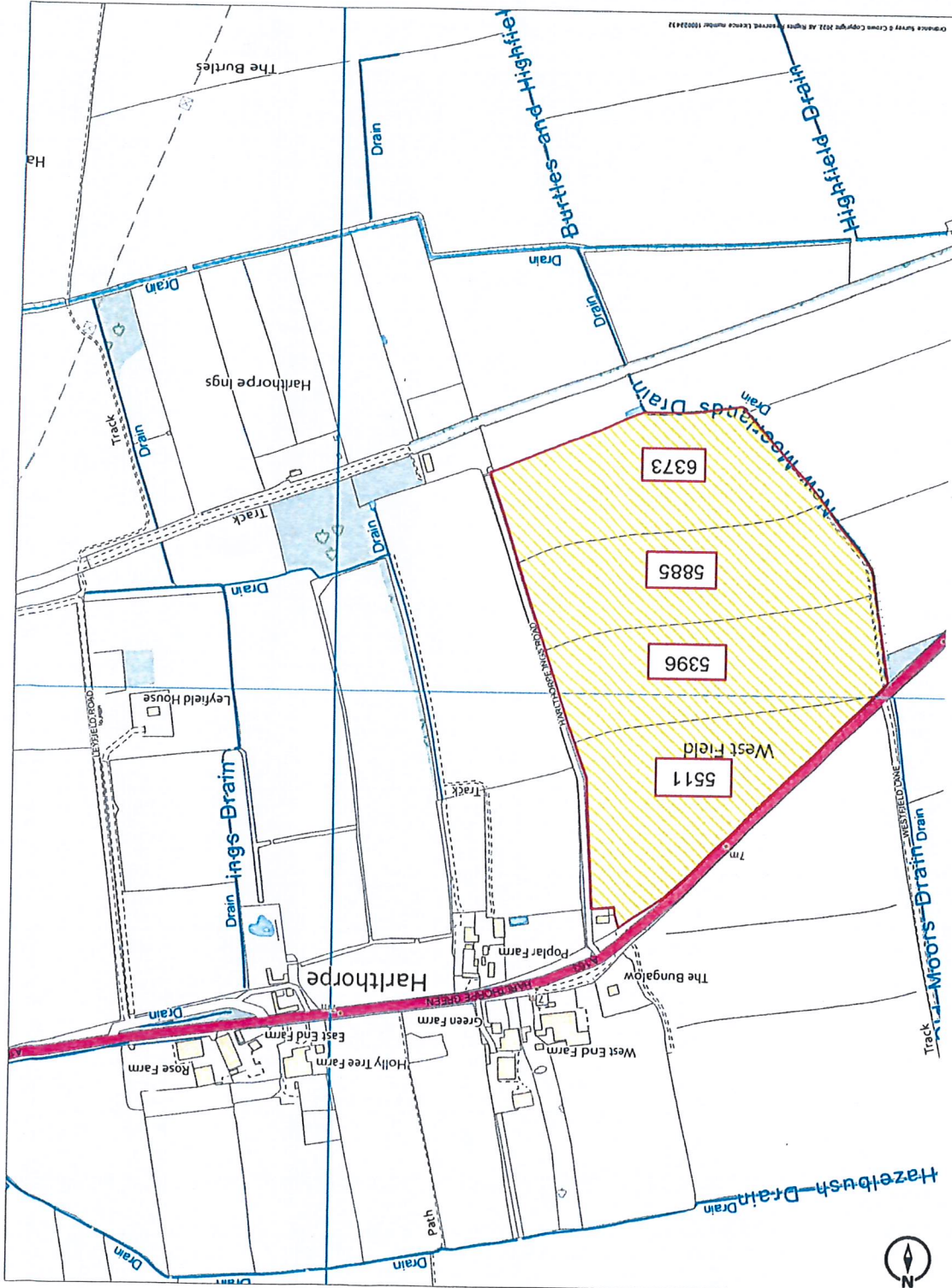
SOLICITORS

The sellers solicitors are Messrs. Elmhirst Parker, The Abbey Yard, Selby, YO8 4PX.

17 Market Place,
Howden,
DN14 7BL

www.townendclegg.co.uk
howden@townendclegg.co.uk
01430 432211

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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PROCEDURE AND CONDITIONS FOR TENDER

The land is offered for sale by Informal Tender as a single Lot.

The Conditions of Tender are as follows:-

- a) The Sellers are The Executors of J.E.R. Morley Deceased
- b) The closing date for Tenders will be 12 noon on Tuesday 28th June 2022
- c) The Seller 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 35 working days of acceptance of their Tender(s).

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 Seller's Solicitor Elmhirst Parker.

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

- f) Legal completion shall be as soon as practicable.
- g) The successful Tenderer will be notified as soon as possible after the closing date for Tenders.
- h) Tenders should be submitted on the attached Tender Form together with a 10% deposit and returned together with the sheet headed Procedure and Conditions for Tender in an envelope marked "Land at Harlthorpe Tender" in the bottom left hand corner to the offices of Townend Clegg & Co, 17 Market Place, Howden, Goole, East Yorkshire, DN14 7BL, no later than 12 noon on Tuesday 28th June 2022.

FORM OF TENDER FOR 46.82 ACRES OF ARABLE LAND AT HARLTHORPE

Name of Tenderer

Address

.....

.....

Telephone

I/we wish to submit a Tender for the 46.82 Acres of Arable Land at Harlthorpe and confirm I/we agree to the Conditions of Tender set out overleaf.

My/our Tender is £.....

I/we confirm that if my/our offer of Tender is accepted that I am/we are able to exchange a contract within 35 working days of acceptance.

Signed

Dated

Details of Solicitors

Name

Address

.....

.....

Telephone

Please return this Tender form together with a 10% deposit cheque payable to Elmhirst Parker and the Procedure and Conditions for Tender to Townend Clegg & Co, 17 Market Place, Howden, Goole, East Yorkshire, DN14 7BL, by 12 noon on Tuesday 28th June 2022 in an envelope marked "Land at Harlthorpe 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 Seller who is not bound to accept this or any Tender.