



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

7.29 Acres of Arable Land

Kings Causeway, Swinefleet, Nr Goole, DN14 8DZ

**For Sale by Informal Tender
Guide Price In Excess Of
£75,000**

Property Features

- 7.29 Acres of Grade II Arable Land
- For Sale by Informal Tender
- Closing 12 noon Thursday 29th June 2023
- Good Roadside Frontage

Full Description

SITUATION

The Land is situated on the right hand side of the Kings Causeway (A161) when travelling from Swinefleet towards Eastoft and is edged read and hatched yellow.

DESCRIPTION

The land comprises 7.29 Acres (2.95 Hectares) or thereabouts of Good Grade II Arable Land and comprises one convenient block.

BASIS OF SALE

The land is offered For Sale by Informal Tender and offers the rare opportunity to purchase a good block of arable land.

LAND SOIL TYPE

The land shown on the soil survey of England and Wales as the Blacktoft soil series (medium silty calcareous aluminium soils)

LAND SCHEDULE

The land is shown on the Rural Land Register as SE 7822 - 0156 part - 2.85H

BASIC FARM PAYMENT

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

All 2023 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 2023.

CROPPING

The recent cropping has been:

- 2023 Spring Barley
- 2022 Winter Wheat
- 2021 Spring Oats
- 2020 Winter Wheat
- 2019 Winter Beans

TENANT RIGHT

The land will be left stubble following the harvest of the crop.

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 SYMES BAINS BROOMER in a sealed envelope marked 'Land at Swinefleet' to be received at the office of Townend Clegg & Co, 17 Market Place, Howden, DN14 7BL no later than 12 noon of Thursday 29th June 2023.

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 seller's solicitors are Symes Bains Broome, Port Office, East Parade, Goole, DN14 5RB

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 and 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

FORM OF TENDER FOR 7.29 ACRES OF ARABLE LAND AT SWINEFLEET

Name of Tenderer

Address

.....

.....

Telephone

I/we wish to submit a Tender for the 7.29 Acres of Arable Land at Swinefleet 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 Symes Bains Broomer and the Procedure and Conditions for Tender to Townend Clegg & Co, 17 Market Place, Howden, Goole, East Yorkshire, DN14 7BL, by 12 noon on Thursday 29th June 2023 in an envelope marked "Land at Swinefleet 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.

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 Seller is Mrs J. Howitt.
- b) The closing date for Tenders will be 12 noon on Thursday 29th June 2023.
- 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 Symes Bains Broomer.

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 Swinefleet 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 Thursday 29th June 2023.



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