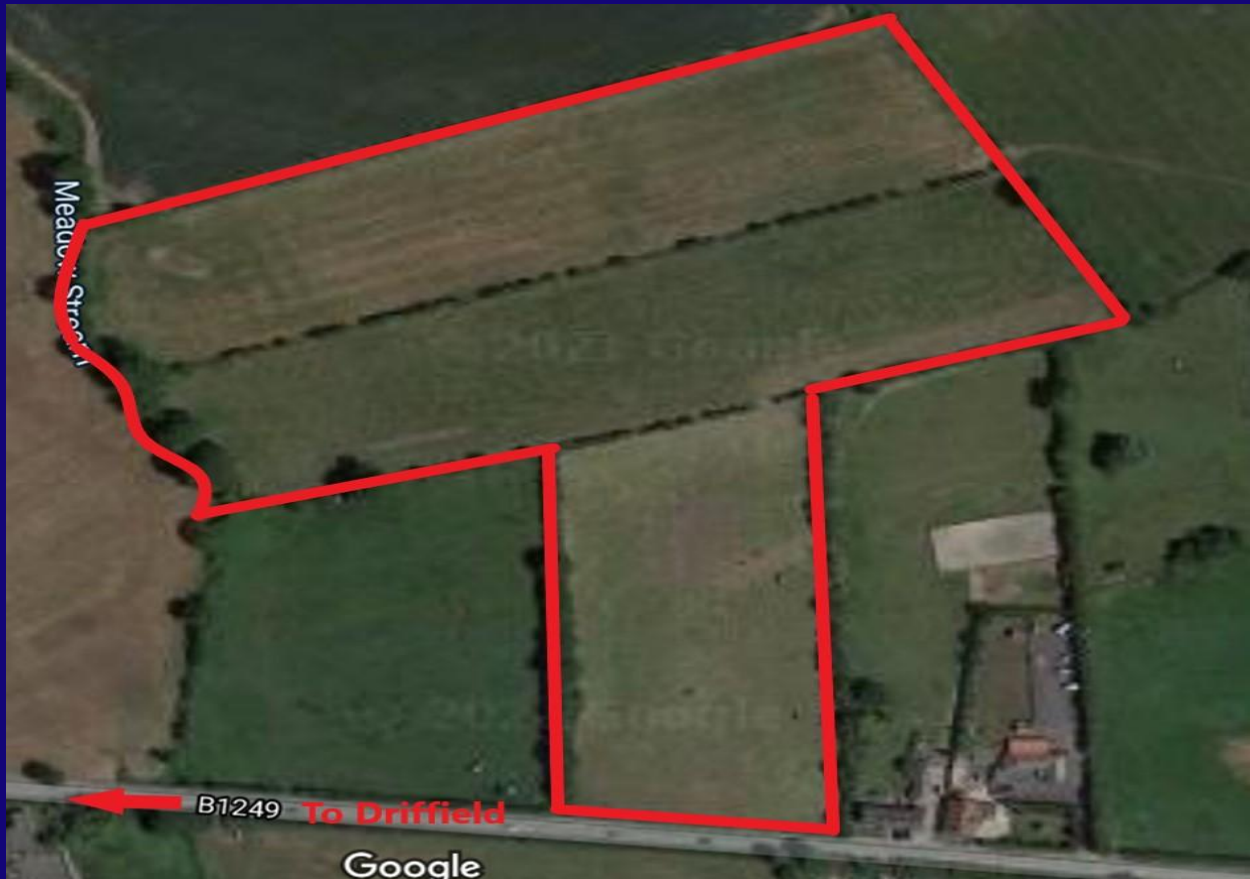


East Riding of Yorkshire Driffield, Wansford Road

**5.82 ha or 14.38 acres or thereabouts on the north side of
Wansford Road, Driffield, being to the south-east of the town.**



Offered for sale by formal tender

Closing date for tenders is 12.00 noon on Monday, 5th July 2021

PRICE GUIDE: £120,000

Viewing: At any reasonable hour

■ Ulllyotts ■

Chartered Surveyors

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

Administrative Area – The sale property is within the administrative area of the East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.

Agricultural holding number - The sale property forms part of a larger holding and the agricultural holding number will be retained by the seller.

Alternative Use – The land may be considered to be suitable for a solar farm subject to the usual consents first being obtained and the overhead lines having the appropriate capacity.

Ancient Monument - The sale property or any part thereof is not registered as an ancient monument under the Ancient Monuments and Archaeological Areas Act 1979.

Area of Outstanding Natural Beauty - The sale property is not within an area designated as being an Area of Outstanding Natural Beauty.

Area Calculation - The area calculations set out herein are based upon the information provided by the seller, by reference to the Ordnance Survey Plans and, if appropriate, Rural Payments Agency

Basic Payment Scheme - The seller retains the payment for the current scheme year and the buyer will comply with the cross compliance requirements from completion to and including 31st December. No Basic Payment Scheme entitlements are included in the sale.

Boundaries – In the past the seller has maintained only the roadside boundary.

Coastal Erosion – At present erosion rates the sale property is not considered to be at risk from coastal erosion within the next 100 years.

Completion – 1 October 2021

Conservation Area - The sale property does not lie in or immediately adjacent to a Conservation Area.

Contaminated Land - The seller is not aware of any part of the sale property having been filled with any contaminating material or matter referred to in the Environmental Protection Act 1990. The seller does not give any warranty or guarantee in this respect and advises prospective buyers to make such enquiries and investigations as may be necessary to satisfy the

prospective buyer or buyers that none of the sale property is so filled or contaminated.

Countryside and Rights of Way Act – The land is not subject to any rights of public access.

Cropping – Temporary grass.

Description of the Land – The sale property is within the Holderness Association of Soils as identified by the Soil Survey of England and Wales, which describes the land as good arable land, well suited to continuous cereal growing but also capable of growing grass and brassicas.

Drainage – The land is not within a Drainage Board area.

Employment - Transfer of Undertakings (Protection of Employment) Regulations 1981 - The sale property is not sold as a going concern and the seller will indemnify the buyer against any obligation which is passed to the buyer under the aforementioned regulations.

Entry – on completion

Environment Agency – The seller is not aware of any reported pollution incidents effecting the sale property.

Environmentally Sensitive Area - The sale property is not within an Environmentally Sensitive Area.

Environmental schemes – The sale property is not subject to any environmental scheme agreements.

Farm business tenancy - The sale property is subject to an annual farm business tenancy with notice requiring possession having been given effective on 30 September 2021. The seller will not provide any further information either in respect of the farm business tenancy or the notice which has been given.

Fixtures and Fittings - There are no fixture and fittings included in the sale other than those referred to in the sales particulars.

Flood Risk – The sale property is not within a Flood Risk Area shown on maps published by the Environment Agency.

Forestry – The sale property is not subject to any forestry schemes or agreements.

Genetically Modified Organism - The sale property has not knowingly been used for the growing of experimental genetically modified organisms or crops.

Health and Safety - When viewing please take such steps as may be reasonably necessary to ensure your safety.

Heritage Coast - The sale property is not within the Heritage Coast.

Land Classification - The sale property is shown on the Ministry of Agricultural Fisheries & Food Agricultural Land Classification sheet number 99 as being grade 3.

Land Registry Title – The land is unregistered - see under the heading "Title".

Legal Agreements - The seller is not aware of any legal agreements affecting the sale property save as referred to later.

Listed Buildings - The sale property does not include any listed building nor is it considered by the seller to be within the setting of a listed building.

Local authority search - The sale property is sold with the benefit of the local authority search dated 21 January 2021. On completion the buyer will pay to the seller £184 in addition to the sale price in respect of the Search which is available for inspection during normal office hours The seller will not provide any other search.

Minerals - The seller's entitlement to minerals is included in the sale.

Mode of sale – The sale property is offered for sale by formal tender. The tender closing date is 12 noon on Monday, 5 July 2021. A tender form will be sent on request. Only tenders completed and returned on the tender form will be considered.

National Nature Reserves – The sale property is not within a National Nature Reserve

National Park - The sale property is not within or on the edge of a National Park.

Nitrate Vulnerable Zone - The sale property is within a Nitrate Vulnerable Zone.

Notices - The seller is not aware of any notices having been served in connection with the sale property within the last four years and if any such notices are served prior to completion then the seller will undertake to provide copies of such notices to the buyer.

Outgoings – The seller is not aware of any outgoing.

Overage – The sale property is not subject to any overage provision.

Ramsar – The sale property does not include a Ramsar Site

Rights of Way – The seller is not aware of any public rights of way affecting the sale of the property.

Roads – The sale property has frontage to a public road.

Sale property - The sale property is all that property which is described in these sales particulars and which will be more particularly described in the contract and transfer.

Seller - The seller is the person or persons who own or have an interest in the sale property and where appropriate the reference includes the outgoing tenant.

Schedule - The 2015 Rural Land Register map identifies the sale property as Field No's TA0357 1025 1.57 ha, TA0357 0636 2.14 ha and TA0357 0342 2.11 ha.

Services – No main services are connected to the sale property.

Singular, Plural, Masculine or Feminine - In these sales particulars words importing the masculine shall include the feminine and words importing the singular shall include the plural and vice versa.

Sites of Special Scientific Interest - The sale property does not include a Site of Special Scientific Interest.

Special Area of Conservation - The sale property is not within a Special Area of Conservation.

Sporting - The seller's entitlement to the sporting rights is included in the sale.

Tenure – Freehold.

Timber - The Seller's entitlement (if any) to the timber rights is included in the sale.

Title - The title to the land is unregistered. The following is the Abstract of Title;

31st July 1947 - Conveyance made between the Right Honourable and Most Reverend Father in God Cyril Forster Lord Archbishop of York of the first part, Ecclesiastical Commissioners for England of the second part, the Right Honourable Baron Middleton of the third part and William Ringrose and Emily Ringrose of the fourth part
20th February 1950 - Conveyance made between Windham Theodore Vint and Harold Hartley Blackburn of the first part, John Gordon Atkinson-Jowett of the second part and William Ringrose and Emily Ringrose of the third part
30th June 1974 - Death – William Ringrose
19th November 1975 - Deed of Grant – Emily Ringrose to Yorkshire Electricity Board
22nd April 1976 - Probate – Emily Ringrose
30th June 1976 - Assent to Olive Newlove and Kathleen Emily Petch
21st July 2010 - Probate – Olive Newlove
1st April 2021 - Probate – Kathleen Emily Petch

Copies of the documents referred to above, save for the probate of Emily Ringrose, which is awaited, are available for inspection during normal office hours.

Wayleaves, Easements, Exceptions and Reservations – The following is the known information in respect of overhead electric lines.

Line No.	Pole No's	Document No	Annual £
999	3 and 4	Deed of Grant 19 th November 1975	Nil
1000	3 and 4	Deed of Grant 19 th November 1975	Nil
1400	2 and 3	Deed of Grant 19 th November 1975	Nil
1966	4 and 5	Deed of Grant 19 th November 1975	Nil
0695	4	6-8520	Standard rate
1218	3	6-8520	Standard rate

A copy of the Deed of Grant dated 19 November 1975 is available for inspection during normal office hours. There may also be an underground electricity cable about which the seller has no information. The seller is not aware of any other easements, exceptions and reservations.

Vacant Possession – Vacant possession will be available with effect from 1st October 2021.

Valuation – There will be no ingoing valuation.

VAT - The sale and purchase price is agreed on a VAT exclusive basis and the buyer will indemnify the seller of any VAT which may be payable. The seller has not waived the VAT exemption and undertakes not to do so before completion. Where applicable VAT may be payable on any tenant right, fixtures and fittings, plant and machinery.

What3words – sculpting.vine.foster

Viewing – At any reasonable hour.

Town and Country Planning: This sale is subject to any existing Town Planning Schemes' Resolution and to the provisions of the Town and Country Planning Acts.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the seller's agent and the buyer shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Other Matters:

1. The Buyer shall be deemed to buy with full knowledge and notice in all respect of the actual state and condition of the property including any buildings, structures, roads, pavements, sewers, drains or installations of any kind therein or serving the same and shall take the same in that state and condition.

2. Any statement or opinion as to the ownership of or responsibility for any fence, hedge, wall, ditch or other boundary separating the sale property from any adjoining property contained in these sales particulars or otherwise expressed by the seller or his solicitors or agents, is made for guidance of the buyer only. The seller shall not be required to define or produce evidence of the precise position of any boundary of the sale property or of the ownership of or responsibility for any fence, hedge, wall, ditch or other boundary.

3. The sale property is sold with all faults and defects whether of condition or otherwise and neither the seller nor the agents of the seller are responsible for such faults and defects or for any statements contained in the particulars of the sale property prepared by the said agents.

4. The buyer shall be deemed to acknowledge that he has not relied on the said statements and that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

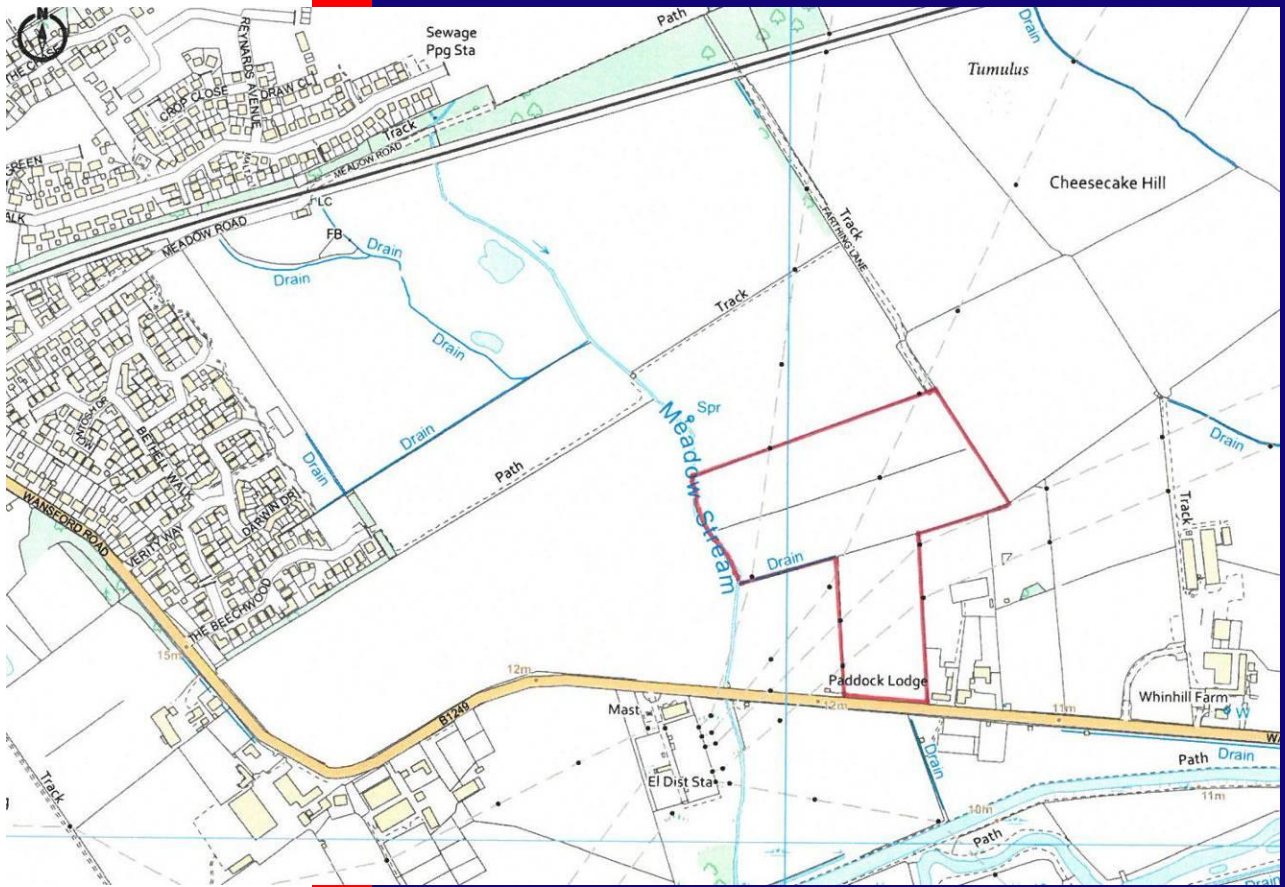
5. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer to rescind or to be discharged from the contract, when entered into, nor in any circumstances give either party any cause for action.

6. These particulars are issued on the understanding that ALL negotiations are conducted through the agents and that although these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and none of the statements therein are to be relied upon as statements or representations of fact, nor can they be deemed to form any part of a contract or sale. Intending buyers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

7. The plans and schedules of acreage within this brochure are based upon the ordnance survey plans and are published for identification purposes only.

8. None of the statements contained in these sales particulars are to be relied on as statements or representation of fact.

9. The conditions of sale shall prevail in the event of there being an inconsistency between the information provided herein and the conditions of sale.





64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com