



**Townend
Clegg & Co**

CHARTERED SURVEYORS SINCE 1895

**167.75 ACRES OF ARABLE LAND, ESKE MANOR FARM
TICKTON, NEAR BEVERLEY, HU17 9SG
SALE BY TENDER**



SUMMARY

The land which is part of Eske Manor Farm, Tickton is to be offered for sale by Informal Tender in 2 Lots, and is available to purchase as individual lots or as a whole.

The closing date for tenders is 12 noon on Friday 4th November 2022.

Details of individual Lots are set out below, and shown on the attached reference plan.

LOT 1 (HATCHED RED) 66.75 ACRES OF ARABLE LAND WITH FRONTAGE TO ESKE LANE, TICKTON, NR BEVERLEY

SITUATION

The land is situated to the north of the village of Tickton, and is approached by taking Eske Lane off the A1035 Beverley to Hornsea Road where the land can be found on the left handside.

THE LAND

This consists of a block of 5 fields within a ring fence being shown as Grade 3 on the Land Classification Map for England and Wales.

The Land is as scheduled below, together with details of cropping for the last 5 years.

Field No.	Gross Area		Nett Area		Cropping				
	HA	ACRE	HA	ACRE	2022	2021	2020	2019	2018
TA0643-1803	5.65	13.96	5.64	13.94	Wheat	OSR	Barley	Wheat	Beans
TA0642-3398	3.88	9.59	3.88	9.58	Barley	Wheat	Beans	Barley	Wheat
TA0642-4598	3.80	9.39	3.80	9.39	Barley	Wheat	Beans	Barley	Wheat
TA0642-4273	7.30	18.04	7.18	17.74	OSR	Barley	Barley	Beans	Beans/Barley
TA0642-1572	6.38	15.77	6.38	15.77	OSR	Barley	Barley	Beans	Barley
	27.01	66.75	26.88	66.42					

The Land is to be left in stubble or cultivated stubble.

RIGHT OF WAY

Lot 1 shall have a 5 metre wide agricultural right of way over the access track being part of Lot 2 Field No. 9809 from Eske Lane to Field No. 1572 and is shown with a blue line on the reference plan.

LOT 2 (HATCHED GREEN) 101 ACRES OF ARABLE LAND WITH ACCESS FROM ESKE LANE, TICKTON, NEAR BEVERLEY

SITUATION

The land is situated to the north of the village of Tickton, and is approached by taking Eske Lane off the A1035 Beverley to Hornsea Road, where the land is located at the entrance to Eske Manor Farm.

THE LAND

This consists of a block of 6 fields within a ring fence being shown as Grade 3 on the Land Classification Map for England and Wales.

The Land is as scheduled below, together with details of cropping for the last 5 years.

Field No.	Gross Area		Nett Area		Cropping				
	HA	ACRE	HA	ACRE	2022	2021	2020	2019	2018
TA0543-9809	4.45	11.02	4.30	10.62	Wheat	OSR	Barley	Wheat	Beans
TA0542-9676	7.55	18.66	7.55	18.66	Wheat	Oats	Barley	Wheat	OSR
TA0542-7476	13.56	33.51	13.56	33.51	Wheat	Wheat	OSR	Barley	Wheat
TA0542-5565	8.09	19.99	8.09	19.99	Beans	Wheat	Barley	OSR	Barley
TA0542-5399	2.78	6.87	2.78	6.87	Beans	Wheat	Barley	Barley	Barley
TA0542-4371	4.43	10.95	4.43	10.95	Beans/Fallow	Barley/Fallow	Fallow	OSR/Fallow	Barley/Fallow
	40.86	101.00	40.71	100.60					

The Land is to be left stubble or fallow.

RIGHT OF WAY

Lot 2 is sold with the benefit of a 5 metre wide agricultural right of way from Eske Lane over part of the driveway to Eske Manor Farm to gain access to the Land, which is marked by a blue line on the reference plan.

Lot 2 is sold with the benefit of an agricultural right of way from Field No. 5399, over the adjoining field and river bank to the north, to gain access to Field No. 4371 and is marked by a purple line on the reference plan.

The Purchaser of Lot 1 will have the benefit of a 5 metre wide agricultural right of way over the track in Field No. 9809 from Eske Lane to Field No. 1572, being marked with a blue line on the reference plan.

GENERAL REMARKS

BASIC FARM ENTITLEMENTS

There are NO Basic Farm Payment Entitlements included in the sale as these have been retained by the previous Occupier.

NITRATE VULNERABLE ZONE

The land is situated within a nitrate vulnerable zone, and details of tillages applied are available upon request.

ENVIRONMENTAL STEWARDSHIP

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

DRAINAGE RATES

Drainage rates are payable to the Beverley and North Holderness Internal Drainage Board in respect of both Lots and liabilities for future rates, will become the responsibility of the Purchaser from the date of completion.

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 to any compensation.

SPORTING RIGHTS

Sporting Rights are in hand and will pass to the respective Purchasers upon completion.

TENANT RIGHTS

There shall be no Tenant right payable by the Purchaser in respect of either Lot.

The Purchaser shall have no right to claim for any dilapidations or deductions in respect of either Lot.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

Agricultural rights of way in favour of or across individual Lots have been described within the description of the individual Lots above.

There are overhead powerlines across Lot 2.

The land 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 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.

PROPOSED DOGGER BANK SOUTH WIND FARM CABLE ROUTE

Land within both Lots 1 & 2 have been identified as lying within one of the possible routes for the laying of underground electricity cables, which are to run from the Wind Farm offshore at Dogger Bank in the North Sea to Beverley.

The final route for proposed cables has not yet been finalised. Further details are available from the Selling Agents or from www.rwe.com/doggerbanksouth.

METHOD OF SALE

The land is for sale by informal Tender details of the Conditions of Tender and a Tender Form are attached to this brochure. All Tenders should be received at Townend Clegg & Co.'s office at 4 Belgravia, Goole, DN14 5BU in an envelope marked 'Eske Land Tender' by 12 noon on Friday 4th November 2022.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of Contracts for each Lot shall be within 35 days of acceptance of a Tender with legal completion being on or before the 13th January 2023.

VIEWING

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

FURTHER INFORMATION

Any further information required can be obtained from Townend Clegg & Co at 4 Belgravia, Goole, East Yorkshire, DN14 5BU ref. Michael J. Townend tel. no. 01405 762557 or e-mail: mjt@townendclegg.co.uk.

4 Belgravia,
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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