

Tender Form

Goxhill House Farm Land at Goxhill & Southorpe Hornsea East Yorkshire

I NAME
of..... ADDRESS

Hereby offer the following Capital Sum for the purchase of the Freehold Land - As follows:

- Lot 1: Goxhill House Farm & Paddocks 6.03 Acres £.....
Lot 2: Land to West of Goxhill Farm Yard 13.52 Acres £.....
Lot 3: Goxhill Farm Yard £.....
Lot 4: Land to the South of Goxhill Lane 27.11 Acres £.....
Lot 5: Land to the South of Goxhill Lane 48.85 Acres £.....
Lot 6: Land to the South of Goxhill Lane 37.91 Acres £.....
Lot 7: Land to the South of Goxhill Lane 18.78 Acres £.....
Lot 8 Paddock Adjacent to the Railway Line 2.13 Acres £.....
Lot 9: Paddock adjacent to The Mallards, Hornsea Road 1.55 Acres £.....
Lot 10: Land to The West of Hornsea Road 11.22 Acres £..... SUBJECT TO OVERAGE
Lot 11: Land to the West of Hornsea Road 21.30 Acres £..... SUBJECT TO OVERAGE
Lot 12: Land to the North of Southorpe Road 36.20 Acres £.....
Lot 13: Land to the North of Southorpe Road 22.81 Acres £.....
Lot 14: Land to the North of Southorpe Road 27.70 Acres £.....
Lot 15: Land to the North of Southorpe Road 29.55 Acres £.....
Or a combination of lots.....Acres £.....

I enclose confirmation of funding for the purchase of the property. I undertake to enter into and exchange written contracts within 28 days of acceptance of this Offer and to complete the Purchase 28 days thereafter.

Signed.....Date.....

My Solicitors are.....

Tenders are to be returned to: Frank Hill & Son (Auctioneers & Valuers) Ltd, 18 Market Place, Patrington, Hull, East Yorkshire, HU12 ORB ENVELOPES TO BE SEALED & CLEARLY MARKED "TENDER - Goxhill House Farm, Land at Goxhill & Southorpe"

TENDERS CLOSE Friday 16th December at 12 NOON The Vendors do not undertake to accept all, or any, of the Tenders The Vendors will not accept escalating or Conditional Tenders.

FOR SALE

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Land at Southorpe

Sale by tender POA

- 304 acres of additional land available in multiple lots
• Modern Farm Buildings
• For sale by Tender - Closing date 16th December 2022 at 12 noon

Lots 10 to 15

Available as a whole or in up to 15 lots.

Please also see additional brochures or contact us for a complete set of particulars

Solicitor Catherine Harris

Wilkin Chapman LLP Solicitors, The Maltings, 11-15 Brayford Wharf East, Lincoln, LN5 7AY



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COXHILL HOUSE & SOUTHORPE FARMS

A unique opportunity to purchase a period Farmhouse, modern farm yard and up to 304 Acres of Arable and Grassland around the settlement of Goxhill, south of Hornsea Mere with Goxhill House being situated 3 miles from Hornsea, 13 miles from the market town of Beverley and 14 miles from the city of Kingston Upon Hull. Beverley and Hornsea provide a range of activities and schools. Hornsea being a busy seaside town and Beverley an important regional entre. There is good access to the M62 and there are good rail links to London from both Beverley and Hull. **FARMING** The arable land is generally very productive with the crop rotation based around winter and spring cereals and spring pulses. It is classified as grade 3 on the Ministry of Agriculture Land Classification sheets. The grassland at Goxhill House has been let under grazing licences.

Lot 10

11.22 ACRES OF ARABLE LAND WEST OF HULL ROAD An arable field, eligible for the Basic Payment Scheme as detailed below. Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1945 6468 4.54 4.43 11.22 The last 3 years cropping for this field are detailed below: Harvest Year Cropping 2022 Spring Barley & Environmental Stewardship Options 2021 Winter Wheat 2020 Winter Wheat, Spring Wheat & Environmental Stewardship Options There will be an overage clause over this land with respect to any future development. Prospective purchasers need to be aware of this provision or are welcome to make higher bid stating that it is without the overage clause being in place.

Lot 11

21.30 ACRES ARABLE LAND WEST OF HULL ROAD An arable field, eligible for the Basic Payment Scheme as detailed below. Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1945 5684 2.84 2.84 7.02 TA1945 4188 5.78 5.46 14.28 8.62 8.30 21.30 The previous 3 years cropping are detailed below: Harvest Year TA1945 5684 2022 Spring Barley & Environmental Stewardship Options 2021 Spring Wheat & Environmental Stewardship Options 2020 Winter Wheat & Environmental Stewardship Options Harvest Year TA1945 4188 2022 Spring Barley & Environmental Stewardship Options 2021 Spring Wheat & Environmental Stewardship Options 2020 Spring Barley & Environmental Stewardship Options There will be an overage clause over this land with respect to any future development. Prospective purchasers need to be aware of this provision or are welcome to make higher bid stating that it is without the overage clause being in place.

Lot 12

36.20 ACRES ARABLE LAND NORTH OF SOUTHORPE ROAD An arable field, eligible for the Basic Payment Scheme as detailed below Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1946 2834 14.65 14.65 36.20 The previous 3 years cropping are detailed below: Harvest Year Cropping 2022 Spring Barley & Environmental Stewardship Options 2021 Spring Barley & Environmental Stewardship Options 2020 Spring Beans & Environmental Stewardship Options

Lot 13

22.81 ACRES ARABLE LAND NORTH OF SOUTHORPE ROAD An arable field, eligible for the Basic Payment Scheme as detailed below. Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1946 0426 9.23 9.01 22.81 The previous 3 years cropping are detailed below: Harvest Year Cropping 2022 Spring Barley & Environmental Stewardship Options 2021 Spring Wheat & Environmental Stewardship Options 2020 Environmental Stewardship Options

Lot 14

27.70 ACRES OF ARABLE LAND NORTH OF SOUTHORPE ROAD An arable field, eligible for the Basic Payment Scheme as detailed below Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1846 8419 11.21 11.00 27.70 The previous 3 years cropping are detailed below Harvest Year Cropping 2022 Spring Barley & Environmental Stewardship Options 2021 Environmental Stewardship Options 2020 Spring Oats

Lot 15

29.55 ACRES ARABLE LAND NORTH OF SOUTHORPE ROAD Arable land, eligible for the Basic Payment Scheme and comprising 2 fields. Field Area (Ha) BPS Eligible Area Area (Acres) TA1846 6301 5.42 5.42 13.39 TA1846 5619 6.54 6.54 16.16 11.96 11.96 29.55 The last 3 years cropping are detailed below: Harvest Year TA1846 6301 2022 Spring Barley & Environmental Stewardship Options 2021 Spring Wheat & Environmental Stewardship Options 2020 Winter Barley Harvest Year TA1846 5619 2022 Spring Barley & Environmental Stewardship Options 2021 Spring Wheat & Environmental Stewardship Options 2020 Winter Barley & Environmental Stewardship Options

Lots 1 to 3 and 4 to 9

Are available on a separate brochure or contact us for a full set of particulars

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE The property is offered for sale by informal tender, as a whole or in up to 15 lots. As identified on the attached plan and detailed below:

- Lot 1 Goxhill House & Paddocks (6.03 Acres) edged red
- Lot 2 13.52 Acres of Grassland to the West of Goxhill Farmyard edged blue
- Lot 3 Goxhill House Farm yard edged yellow
- Lot 4 27.11 Acres of Arable Land to the South of Goxhill Lane, edged pink
- Lot 5 48.35 Acres of Arable Land to the South of Goxhill Lane, edged green
- Lot 6 37.91 Acres of Arable Land to the South of Goxhill Lane, edged grey
- Lot 7 18.78 Acres of Arable Land to the South of Goxhill Lane, edged teal
- Lot 8 2.13 Acres Grass Paddock adjacent to the railway line, edged orange
- Lot 9 1.52 Acres Grass Paddock adjacent to the Mallards, Hornsea Road, edged purple

TENDERS A tender form is attached to these particulars and should be completed by any intending purchaser and returned to the office of Frank Hill & Son, no later than 12 Noon on Friday 16th December 2022

EXCHANGE OF CONTRACTS AND COMPLETION Exchange of contracts is to take place 28 days after receipt by the purchasers Solicitors of a draft contract. Completion will be 28 days thereafter. A deposit of 10% of the purchaser's price will be payable on exchange of contracts.

EARLY ENTRY & GROWING CROPS Early entry onto arable land will be allowed, subject to paying a double deposit. All work undertaken will be at the purchaser's own risk and the vendors accept no responsibility for the crops drilled or cultivations carried out. The purchaser(s) must ensure that the land is farmed in accordance with the cross compliance regulations to safeguard the BPS 2022 claim.

GROWING CROPS To be taken at cost without enhancements.

TENANT RIGHT There will be no charge for tenant right nor any counter claim for dilapidations.

STATUTORY DESIGNATION All the land lies within a Nitrate Vulnerable Zone.

ENVIRONMENTAL STEWARDSHIP SCHEMES The land offered for sale in lots 10, 11, 12, 13, 14 and 15 form part of an Environmental Stewardship Scheme with an end date of 30th September 2023. These Options must remain in place until the end of the agreement and the purchaser must ensure that the land is farmed in accordance with the Environmental stewardship rules to safeguard the vendors 2023 claim and indemnify the vendors from non compliance penalties.

BPS CROSS COMPLIANCE The vendors will be responsible for Cross Compliance up until the date of completion. The purchaser(s) must take over the cross compliance obligations on completion and indemnify the vendors from non compliance penalties.

MINERALS All mineral rights owned by the vendors except as reserved by statute or to the Crown are included in the sale.

WAYLEAVES EASEMENTS & RIGHTS OF WAY The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light support drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is a public footpath, Hatfield Footpath No.9, that runs down the eastern boundary of lot 5.

LAND DRAINAGE Lots 4-7, on the southern boundary have drains carrying water southward into Great Hatfield. A number of the fields have been under drained, plans are available. The land lies outside any internal Drainage Board Districts.

SERVICES The farmhouse has mains electricity and water connected and a septic tank sewerage system. A ground source heat pump provides domestic central heating and hot water to the farmhouse. There is three phase electricity connected to the farm buildings and also mains water. Currently the same electricity and water supply feeds the farmhouse and farm buildings. In the event that the purchasers of lots 1 and 3 are different the vendor undertakes to split the electricity and water supply to both lots.

WATER PIPE There is a water pipe running across lot 2 which serves Stud Farm. The owners of Stud Farm have a right to enter Goxhill House Farm to repair, maintain or replace the waterpipe with payment only for crop loss. The purchaser must make themselves aware of the route of the water pipe.

OUTGOINGS Council tax for the farmhouse is payable to the East Riding of Yorkshire Council. The farmhouse is in the council tax band E.

ENERGY PERFORMANCE RATING Band E. VAT Should any sale of the farm, or any rights attached to them become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

PLANS, AREAS & SCHEDULES These have been prepared as carefully as possible and based on the Ordnance Survey National Grid Landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

TOWN & COUNTRY PLANNING The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to any planning matters that may affect the properties. The property is located in the East Riding of Yorkshire Council administrative area.

FIXTURES & FITTINGS All fixtures and fittings included in the sale unless specifically referred to in these particulars.

DISPUTES Should any disputes arise as to the boundary or any points concerning the particulars, schedules, plans And tenant right issues, or the interpretation of any of them, the questions will be referred to an arbitrator appointed by the vendor's agent.

VIEWINGS Strictly by appointment with Frank Hill & Son Care should be taken when inspecting the farm yard and farm land.

IMPORTANT NOTICES Frank Hill & Son for themselves and for the vendors of the property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending purchasers and they do not constitute an offer or contract or any part offer or contract. 2. All descriptions, dimensions, references to condition and other items in these particulars are given as a guide only and no responsibility is assumed by Frank Hill & Son for the accuracy of individual items. Intending purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. 3. Intending purchasers should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Frank Hill & Son and any person in their employment does not have authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Frank Hill & Son for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property. 6. Intending purchasers should make their own independent enquiries with the RPA as to the Basic Payment Scheme eligibility of any of the land being sold.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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