

FOR SALE BY TENDER

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Goxhill, HU11

Sale by tender £1

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

304 Acres Farmland, Farmhouse and Modern Farmyard

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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GOXHILL 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 1

GOXHILL HOUSE FARMHOUSE, FARM BUILDING & PADDOCKS The Farmhouse A brick built period property with tiled roof and having the benefit of the accommodation laid out as follows: Ground Floor Porch 3.51m x 2.10m, with rear entrance, fitted work top and cupboards Laundry Room 3.79m x 2.74m, with WC and wash hand basin, also housing the Ground Source Heat Pump and associated tanks, Radiator and plumbing for a washing machine. Living/Dining Room 5.79m x 5.72m, with brick fireplace and log burner, bay window and radiator. Family Room 4.93m x 3.79m with tiled fireplace, bay window and radiator. Kitchen 4.27m x 3.79m fully fitted with worktops, cupboards, built in fridge freezer, stainless steel sink unit. Electric Aga and radiator. Front entrance leading to hallways with 3 radiators, storage cupboard and access to basement floor cellar. First floor Stairs leading to landing with 2 radiators. Master Bedroom 4.21m x 3.76m with 2 radiators, en suite shower room with WC and wash hand basin and radiator. Bedroom 2 4.87m x 4.33m with 2 radiators Bedroom 3 4.89m x 4.10m with 2 radiators Bedroom 4 3.55m x 2.76m with radiator Family Bathroom 4.68m x 2.69m with panel bath, shower cubicle, WC, wash hand basin, fitted linen cupboards. 2 radiators. 1 Farm Building A steel frame grain store with asbestos cement roof, part suspended drying floor, grain retaining walls, electric fan and 2 roller shutter doors. Measuring 18.4m x 18.4m (60' x 60') and suitable for other uses. Land The farmhouse enjoys lawned gardens around the property and looks out over 2 grass fields suitable for grazing livestock and horses. Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1844 4062 2.06 2.06 5.09 TA1844 5172 0.38 0.38 0.94 2.44 2.44 6.03 A right of access will be granted over lot 3 if sold separately.

Lot 2

13.52 ACRES OF GRASSLAND TO THE WEST OF GOXHILL FARMYARD A ridge and furrowed grass field eligible for the Basic Payment Scheme and suitable for grazing livestock and horses. The land has in recent years being utilised to graze sheep. Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1844 2677 5.47 Total

5.44 13.52 A right of access will be granted over lot 3 if sold separately. If the purchaser of lots 1 and 2 are different the purchaser of lot 2 will be required to erect a stock proof fence on the boundary between the lots.

Lot 3

GOXHILL FARMYARD TO THE EAST OF GOXHILL HOUSE The buildings are shown as numbered on the block plan and set out as shown. 2 Workshop 18.3m x 9.2m (60'x30') Steel Frame, fibre cement roof, concrete floor, tin clad to concrete block walls and a roller shutter door 3 Open Fronted Livestock Pens 23.0m x 4.5m (75' x 15') Steel frame, fibre cement roof, concrete floor, 5 concrete block pens 4 Livestock Building 17.9m x 8.8m (59' x 29') Steel frame, fibre cement roof, concrete floor, concrete panel wall to Yorkshire boarding. 5 Livestock Building 17.9m x 17.7m (59' x 58') Steel frame, fibre cement roof, concrete floor, concrete panel walling to Yorkshire Boarding 6 Livestock Building 18.2m x 17.9m (60' x 59') Steel frame, asbestos cement roof, hard-core floor, block walling to Yorkshire boarding, central feed passage 7 Lean to on Livestock Building 18.2m x 9.0m (60' x 30') Steel frame, asbestos cement roof, concrete floor, block walling to Yorkshire boarding. 8 Grain Store 21.0m x 21.0m (69' x 69') Steel frame, fibre cement roof, concrete floor, concrete panel walling, roller shutter doors to provide 2 grain stores with central drying bay including intake pit. 9 Store 10.0m x 4.0m (32' x 13') Brick and block construction with pantile roof. Adjoining freestanding chemical store. Rights of access to lots 1 and 2 will be granted over this lot if sold separately to lot 3.

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 Coxhill House & Paddocks (6.03 Acres) edged red
Lot 2 13.52 Acres of Grassland to the West of Goxhill Farmyard edged blue
Lot 3 Coxhill 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 teale
Lot 8 2.13 Acres Grass Paddock adjacent to the railway line, edged orange
Lot 9 1.55 Acres Grass Paddock adjacent to the Mallards, Hornsea Road, edged purple
Lot 10 11.22 Acres of Arable Land to the West of Hornsea Road, hatched red
Lot 11 21.30 Acres of Arable Land to the West of Hornsea road, hatched blue
Lot 12 36.20 Acres of Arable Land to the North of Southorpe Road, hatched yellow
Lot 13 22.81 Acres of Arable Land to the North of Southorpe Road, hatched pink
Lot 14 27.70 Acres of Arable Land to the North of Southorpe Road, hatched green
Lot 15 29.55 Acres of Arable Land to the North of Southorpe Road, hatched grey

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.

Tender Form

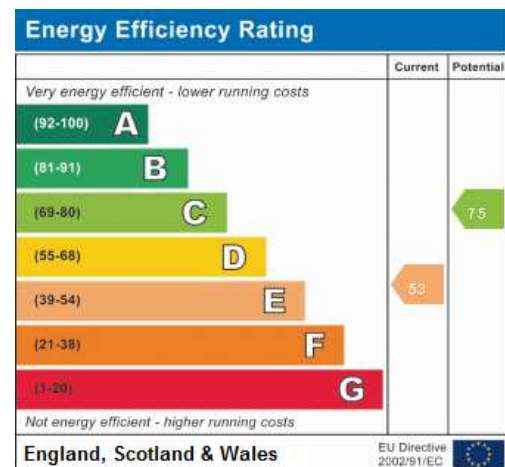
Goxhill House Farm Land at Goxhill & Southorpe
Hornsea East Yorkshire TENDER FORM I

.....
..... 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.