

For Sale by Tender

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Thirtleby, Hull, HU11 4LL

Guide price £560,000

- **Productive Grade 2 Arable Land**
- **Vehicle Access from the North & South**
- **For Sale by Tender**
- **Completion 1st August 2023**
- **Takeover Post Harvest**
- **w3w ///shelter.range.defaults**

Frank Hill & Son are pleased to offer to the market 56 acres or thereabouts of productive grade 2 arable land, situated on Meadow Lane in the settlement of Thirtleby, the land also benefits from access to the north via a bridleway from Crab Tree Lane, just off the A165 between Skirlaugh and Coniston, five miles north-east of Kingston upon Hull. The land is made up of two connected parcels, with the smaller, western portion accessed via the larger parcel.



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Method of Sale

The property is offered for sale by informal tender, as a whole. 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 2nd June 2023.

Exchange of Contracts & Completion

Exchange of contracts is to take place 28 days after receipt by the purchaser's solicitor of a draft contract. Completion is scheduled for 1st August 2023. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Takeover

Possession will be given on completion. The outgoing tenant retains ownership of and reserves the right to harvest his crop after this date.

Tenant Right & Cropping

There will be no charge for tenant right nor any counter claim for dilapidations. The land is currently cropped with Oil Seed Rape, details of back cropping are available from the Agents.

Statutory Designation

The land lies within a Nitrate Vulnerable Zone.

BPS & Cross Compliance

The land is currently registered for BPS in two parcels, total area being 22.82ha with 22.57ha eligible for BPS, as part of a larger holding and the vendor retains the 2023 BPS claim. Entitlements can be transferred if required by the purchaser post 2023. The vendors will be responsible for Cross Compliance until the date of completion. The purchaser must take over the cross compliance obligations on completion and indemnify the vendors from non compliance penalties. The land is not currently subject to any other Agri-Environment schemes.

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. The owners of Still Meadow Farm have a right to access the south eastern corner of the land to maintain an electric cable running underground.

Drainage

The land is partly drained, plans are available from the offices of Frank Hill & Son. The land lies outside any Internal Drainage Board districts.

Land Registry

The land is currently registered under Title Numbers HS192446, YEA17987 and YEA18174.

Planning

The vendors nor their agents give any undertaking or warranty as to any legal uses of the land. Any enquiries should be directed to the planning department of the East Riding of Yorkshire County Council, Beverley.

Tenure

Freehold with Vacant Possession.

Viewing

Viewing at any time during daylight hours whilst in possession of a copy of these particulars.

Solicitor

Yasmin Fenton, Andrew Jackson Solicitors LLP, Hull.

Agent's Notes

On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

Additional Information

Frank Hill & Son for themselves and for the vendors of the property or articles in these particulars, give notice that · These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract · All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors · None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase. · Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. · 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. · The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property.



