



LAND AT THORPE-LE-STREET, Market Weighton, East Yorkshire YO42 4LN

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Market Weighton, East Yorkshire YO42 4LN

70.94 hectares (175.28 acres) of highly productive root cropping and arable land with irrigation.

For sale by Informal Tender

INTRODUCTION

The property offered for sale comprises a block of highly productive Grade 3 root cropping and arable land with irrigation. The total area offered for sale extends to 70.94 hectares (175.28 acres).

The property is offered for sale by informal tender as a whole with a closing date of 12 noon on Friday 1st September 2017.

LOCATION

The land is located along the A1079, approximately 0.7 miles south of the village of Hayton and 1.5 miles north west of the village of Shiptonthorpe. The market town of Market Weighton is located 2.5 miles to the south east.

DIRECTIONS

When travelling north west on the A1079 from Market Weighton continue along this road for approximately 1.2 miles until you reach the roundabout, take the second exit and continue along the A1079 for a further 1.5 miles, the entrance to the property is on the left hand side shortly after the road becomes a dual carriageway. The nearest postcode for the property is YO42 4LN.

THE LAND

The land forms a good quality, compact block of highly productive root cropping and arable land with the benefit of a 7 million gallon (approx) reservoir and abstraction licence. The land is shown as being Grade 3 on the Ministry of Agriculture Land Classification Sheet.



The Soil Map of England and Wales identifies the soils as being predominately from the Holme Moor soil series which is described as being suitable for cereals, sugar beet, potatoes and some field vegetables.

LAND SCHEDULE

Parcel ID	OS Tile	Description	Hectares	Acres	BPS Eligible Hectares
9844	SE8244	Arable	11.39	28.14	10.89
6356	SE8244	Arable	33.54	82.87	33.54
9189	SE8243	Arable	25.12	62.07	25.09
8444	SE8244	Reservoir	0.73	1.80	0.00
8954	SE8244	Track	0.16	0.40	0.00
TOTAL			70.94	175.28	69.52

CROPPING SCHEDULE

Field Number	2012	2013	2014	2015	2016	2017
9844	Wheat	Sugar Beet	Wheat	Vining Peas	Wheat	Sugar Beet
Pt. 6356	Potatoes	Wheat	Vining Peas	Wheat	Oil Seed Rape	Wheat
Pt. 6356	Sugar Beet	Maize	Wheat	Winter Barley	Oil Seed Rape	Wheat
Pt. 9189	Wheat	Sugar Beet	Wheat	Vining Peas	Wheat	Potatoes
Pt. 9189	Wheat	Sugar Beet	Wheat	Vining Peas	Wheat	Parsnips



THE RESERVOIR

There is a clay lined reservoir with an abstraction licence in place to abstract up to 31,800 cubic meters per year. The vendor will endeavour to transfer the abstraction licence to the purchaser. More information on this can be obtained from the vendor's agents.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The property is offered for sale by informal tender: Closing date 12 noon on Friday 1st September 2017. Offers should be sent to Brown & Co, 6 Market Place, Brigg, North Lincolnshire, DN20 8HA. Offers should be made in accordance with the terms set out in the covering letter.

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 vendor's agents for further information.

The purchaser will be required to exchange contracts within 20 working days of receipt by the purchaser's solicitor of a draft contract, with completion by arrangement. A 10% deposit will be payable on exchange of contracts.

Tenure & Possession

The property is for sale with vacant possession, subject to the cropping licences which are in place in fields pt 9189 for parsnips and field 9844 for sugar beet. The relevant holdover dates are detailed below.

Holdover

The vendor and his licensees reserve the right to have unrestricted access and use of the land for the purposes of harvesting crops until the following dates;

Field number 9844 (sugar beet) – Until 10th October 2017.

Field number Pt. 9189 (potatoes) – Until the 31st October 2017.



Field number Pt. 9189 (parsnips) – Until 28th February 2018.

Tenantright

The purchaser shall pay in addition to the purchase price the full amount of tenantright due to an outgoer under the Agricultural (Calculation of Value for Compensation) Regulations 1978 to 1983 in accordance with the prices and recommendations of the Central Association of Agricultural Valuers including, where appropriate, Enhancement. There will be no counterclaim or allowance made whatsoever for Dilapidations of any kind.

Basic Payment Scheme

The Basic Payment Entitlements are included within the sale. On completion of the sale the relevant number of entitlements for the claimable area will be transferred to the purchaser if required. The transfer of the entitlements will be undertaken by Brown & Co.

The vendor will retain the benefit of the 2017 Basic Payment Scheme claim.

Cross Compliance

The vendor will be responsible for cross compliance up to the date of completion. The purchaser will take over the cross compliance obligations on completion and will indemnify the vendor for any non-compliance which results in a penalty or reduction in the vendor's payments under the Basic Payment Scheme.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

There is a right of way over the internal track for the occupier of Thorpefield Farm. We are also aware of a public footpath which crosses fields 6356 and 9189.

Nitrate Vulnerable Zone

The land is situated within the Nitrate Vulnerable Zone.

Sporting, Timber & Minerals

The sporting rights are let out on a licence until 1st February 2018. The timber rights and mineral rights, except as reserved by statute or the Crown and included in the freehold.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

VAT

Should any sale of the land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.



Fixtures & Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Plans, Areas & Schedules

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

Viewings

Prospective purchasers may view the land during daylight hours whilst carrying a set of these particulars.

Vendor's Solicitors

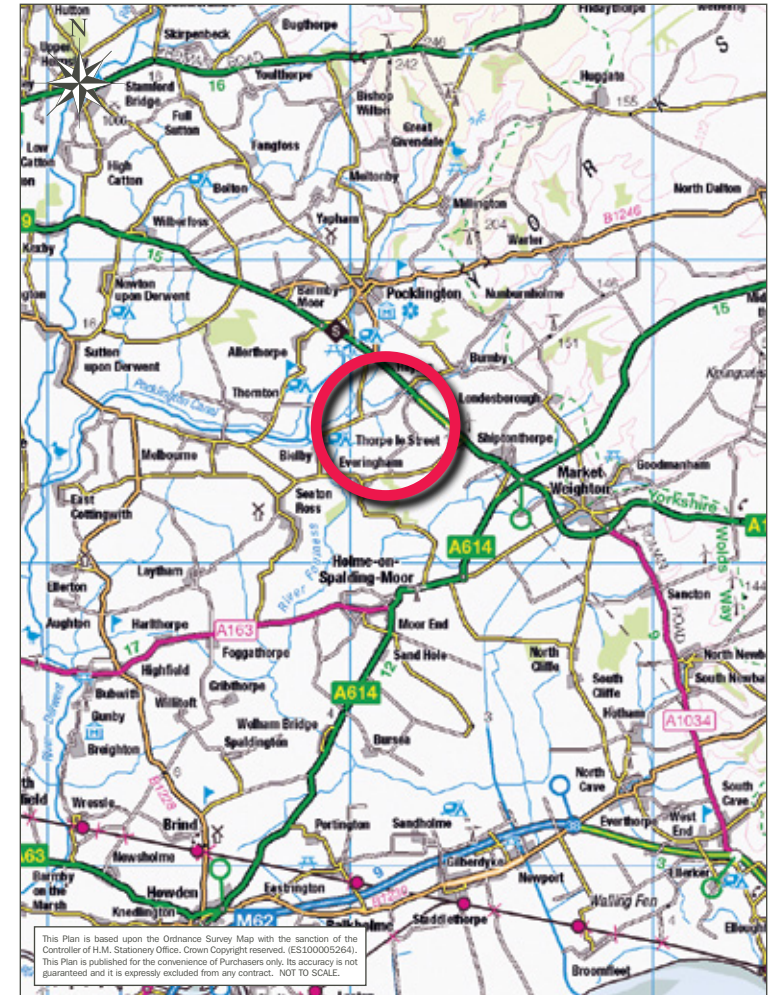
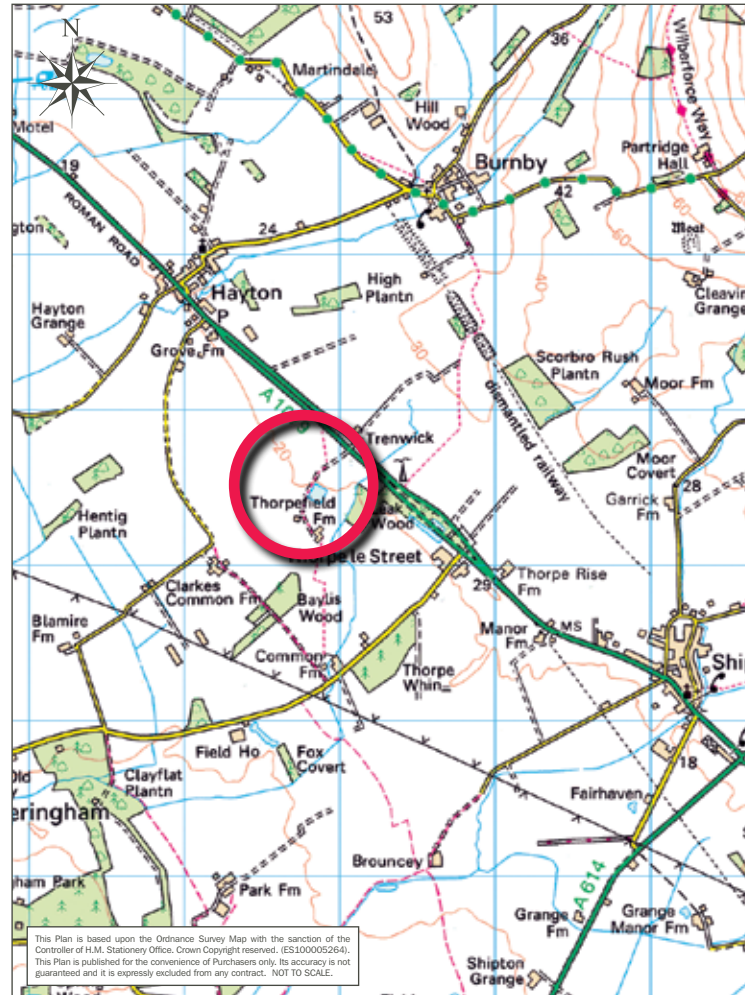
Rollits LLP
Citadel House
58 High Street
Hull
HU1 1QE

Contact: Neil Franklin - neil.franklin@rollits.com
01482 323329

Vendor's Agents

Brown & Co
6 Market Place
Brigg
North Lincolnshire
DN20 8HA

Contact:
James Walton – james.walton@brown-co.com
or Anita Riggall – anita.riggall@brown-co.com



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