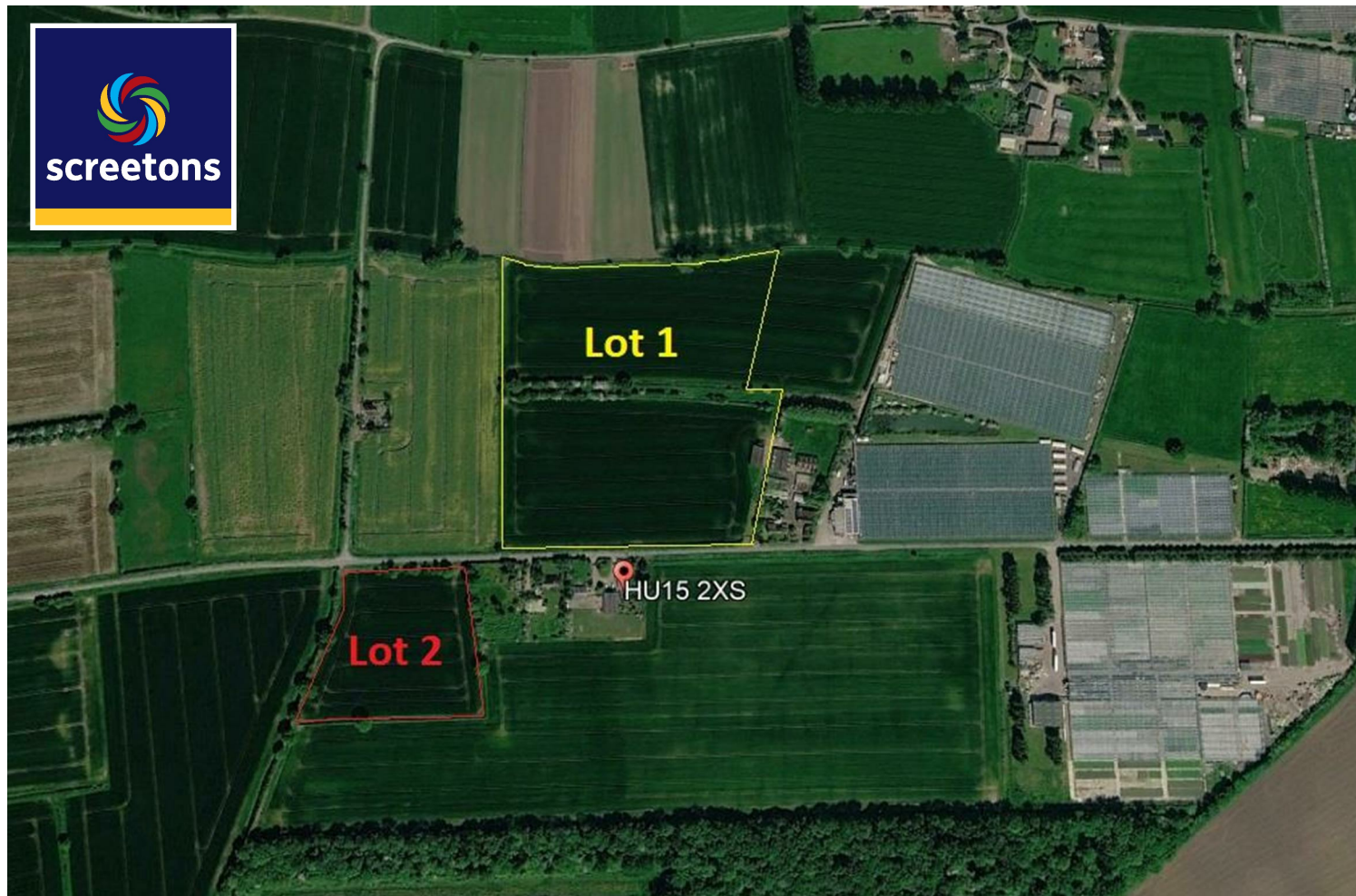
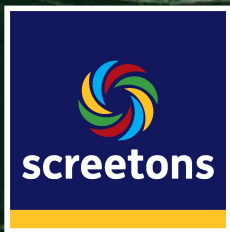




16 Acres of Arable Land Mill Lane For Sale By Informal Tender Sandholme HU15 2XS

FREEHOLD

FOR SALE BY TENDER, TENDERS CLOSE FRIDAY 3RD JULY. A parcel of productive arable land, Lot 1 extending to approximately 16.00 acres (6.47 Hectares) including a timber framed barn.

The land is situated fronting Mill Lane to the West of the village of Sandholme, approximately one and a half miles from Gilberdyke and six miles from Howden and access to the M62 Motorway via junction 37.

EPC:



- A parcels of productive arable land,
- Lot 1 extending to approximately 16.00 acres (6.47 hectares)
- situated fronting Mill Lane to the West of the village of Sandholme

Description

- Description

A parcels of productive arable land, Lot 1 extending to approximately 16.00 acres (6.47 hectares) including a timber framed barn.

The land is all classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food.

The soils are all identified by the Soil Survey of England and Wales as being "Foggathorpe 2".

The land has the benefit of a traditional clay pipe drainage system.

- Situation

The land is situated fronting Mill Lane to the West of the village of Sandholme, approximately one and a half miles from Gilberdyke and six miles from Howden and access to the M62 Motorway via junction 37.

- Cropping

The land is presently fallow and uncultivated.

GENERAL REMARKS

- Rural Payments Agency Registration

We are not aware that the land has been registered on the Rural Payments Agency Rural Land Register.

- Tenure

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have to assume for the purpose of

these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

- Possession

The land is being offered for sale with vacant possession upon completion.

- Early Entry

Early entry on to the land will be permitted for the Purchaser(s) prior to legal completion, subject to an exchange of contracts and the payment of a double deposit of 20%.

- Tenantright/Dilapidations

There will be no tenantright payable. Likewise there will be no consideration or allowance made whatsoever for dilapidations or any other deductions of any kind.

- Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

- Outgoings

We understand that the land is subject to an annual drainage rate.

- Sporting Rights

All sporting rights are in hand and will be included within the sale.

- Quota's

There are no quotas attached to the land and there are no quotas included within the sale.

• The land is all classified as being Grade 3 • The land has the benefit of a traditional clay pipe drainage system. • FOR SALE BY TENDER • TENDERS CLOSE FRIDAY 3RD JULY AT 12 NOON • SECOND LOT ALSO AVAILABLE

- Minerals

The mineral rights are included in the sale.

- Method of Sale

The land is being offered for sale by 'Informal Tender'.

All tenders must be submitted on the relevant tender document and returned to the Agents Office no later than 12 noon on Friday 3rd July. All tenders must be submitted in a sealed envelope marked 'Lot 1 parcel of Land at Sandholme'. Please confirm that you have the necessary cash funds

Our client reserves the right not to accept the highest or indeed any bid made in this respect.

- VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that the sale of the land or any part thereof becomes a chargeable supply for the purpose of VAT, such tax will be payable (or become payable) by the Buyer(s) in addition to the purchase price. The option to register the property for VAT has not been exercised by the Sellers to date.

- Viewing

The land can be viewed at any reasonable time.

- Contaminated Land

The seller is not aware of this land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises the Buyer to make such enquiries and investigations which may be necessary to satisfy themselves that none of the land is so filled

- Services

Prospective purchasers can make the relevant enquiries from the following utility companies with regard to the services available.

Yorkshire Water Services (New Supplies & Enquiries), Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ.

Yorkshire Electricity – New Supplies, Supply Line (YorkshireElectric) PO Box 161, 161 Gelderd Road, Leeds, LS1 1QZ.

- Misrepresentation Act 1967

1. The Agents acting for the Vendor of the land give notice that none of the statements in these particulars as to the land are to be relied upon as a statement of representation of fact. Sales particulars and plans are for reference only and any error or omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for actions of law.
2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.

Solicitors

Mr Steve Neale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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