POA

49.81 Acres (20.16 Ha) Leconfield, Beverley, East Yorkshire, HU17 7NP

LEONARDS

Scotts

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49.81 ACRES (20.16 HA) LECONFIELD, BEVERLEY, EAST YORKSHIRE, HU17 7NP

- Approx. 49.81 Acres of Arable & Pasture Land
- Grade II & Grade III
- Edge of Village Location
- Long Term Strategic Potential
- Available as a whole or in 3 Lots
- Subject to Short Term FBT's

LOCATION
The land is situated on the northern fringe of the village of Leconfield approximately 3 miles north of Beverley and 10 miles south of Driffield. The land predominantly straddles the A164 Beverley to Driffield Road, other than for one lot which has frontage to Old Road within the village.

PROPERTY
Lot 1 - Eastern Block of Land accessed from the A164 as seen outlined red on the attached plan, comprises a single block of arable land extending in all to approximately 16.07 acres (6.50 hectares).

Lot 2 - Western Land comprising of two blocks of arable land, the smaller of the two blocks can be accessed from the A164 with the larger block being accessed from Old Road (both can be seen outlined blue on the attached plan) extending in all to approximately 31.42 acres (12.72 hectares).

Lot 3 - A small area of permanent grass suitable for a pony paddock, off Old Road (outlined green on the plan) extending to approximately 2.32 acres (0.94 ha).

LAND
A block of agricultural land farmed predominately as part of an arable cropping rotation and extending in all to approximately 49.81 acres (20.16 ha), with a small area of permanent pasture 2.32 acres (0.94 ha).

The land is classified as a mixture of Grade II and Grade III under the Agricultural Land Classification (ALC).

The land is farmed by two local farming businesses under short term Farm Business Tenancies (FBT's) as detailed below under Tenure.

DESIGNATIONS
The land is located within a surface water Nitrate Vulnerable Zone (NVZ).

SOIL TYPE
The soil type underlying the land is classified as being part of the “Holderness” series which is described as a slowly permeable seasonally waterlogged chalky medium loam summarised as being suitable for cereal cropping.

BASIC PAYMENT SCHEME
The property is sold without the benefit of the Basic Payment Entitlements, however the land is registered with the Rural Payments Agency.

ENVIRONMENTAL SCHEMES
We understand that no parts of the land for sale are entered into any type of Environmental Stewardship Scheme.

BOUNDARIES
The purchaser of Lots 1 & 2 will be required to erect and maintain thereafter a stock proof fence on the Northern boundary.

The purchaser of Lot 3 will be required to erect a stock proof fence along the Eastern boundary see location plan.

White topped painted marker posts have been placed on existing boundaries to indicate the new boundaries. The precise positioning of these will be confirmed and marked out before completion of any sale using GPS co-ordinates.

CONTAMINATED LAND
The vendors and their agents are not aware of any of the land being filled with any contaminated matter referred to in the Environmental Protection Act 1990, however you should satisfy yourself on this aspect.

SPORTING, TIMBER & MINERAL RIGHTS
The sporting rights are included in the sale, together with the mineral rights so far as these are owned.

WAYLEAVES EASEMENTS & RIGHTS OF WAY
The land is sold subject to and with the benefits of all rights of way, water, drainage, watercourses and other

easements and rights of adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

There is an easement relating to the Leconfield Flood Alleviation Scheme effecting all 3 lots of land, this fringing the settlement limit. Further information is available on request,

Two public footpaths (LECOF 14 & 15) transect the land in Lot 1 (plans available on request).

OVERAGE

The land is offered for sale subject to an overage/development uplift clause and will relate to all three lots.

If the use of the land be changed from agricultural or equestrian use, either through planning consent or permitted development rights (under the General Development Consent Order) then an 'uplift' (overage) would be payable to the vendors or their successors in title. This will be based upon 20% of the increase in Market Value of the property immediately before planning consent was granted (excluding the hope value) and the Market Value of the property immediately after planning consent is granted but taking into account the terms of any such consent granted. The overage/ development uplift will run for 30 years from the date of completion.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in up to 3 lots. The Vendor reserves the right to conclude the sale by any other means at their discretion, interested parties are requested to register their interest with the joint selling agents so they can be kept informed as to the marketing progresses.

HEALTH & SAFETY

Please take care when viewing the property being as vigilant as possible when making an inspection for your own personal safety. We request viewings are undertaken strictly within the confines of the land that is being marketed for sale.

TENURE & POSSESSION

The land is owned freehold subject to two Farm Business Tenancies (FBT's) as detailed in the table. Further details are available upon request.

Lot No.	Size	Tenure	Term	Rent
1	16.07 acres	FBT	Fixed Term expires 06/04/2020	£2,836
2 & 3	33.74 acres	FBT	Fixed Term expires 03/10/2024	£5,936
Total	**49.81 acres**			**£8,772**

ACCESS & VIEWINGS

In daylight hours with a set of particulars, unaccompanied at your own risk and having first informed either of the joint selling agents 01482 375212 / 01482 325634.

To view Lot 1, there is a private track leading from Arram Road, there being the ability to park at point A in front of Black Barn and walk through to the land. The permanent access to this lot is through a gated access from the A164 in the North West corner of the field.

To view Lot 2, there is a wide verge on the Western side of Old Road, please be minded not to block the access to Lot 2 (West) as this may be required for farm traffic. To view Lot 2 (East) please walk across to the field gate, which also allows maintenance traffic to access the flood relief land. The former gated access to Lot 2 (East) again is from the A164 in the North East corner of the field. Please contact us for more information regarding this access as it has been fenced by the current occupier.

To view Lot 3 there is a wide verge on the Western side of Old Road, please walk across to the field gate which allows maintenance traffic to access the flood relief land. The original single width access and crossing point to Lot 3 has recently been removed by the Local Authority as part of ditch and highway maintenance. This should therefore be re-instated by the purchaser of this Lot by the provision of a culverted crossing.

WHAT3WORDS

Lot 1 - ///orders.nation.stirs
Lot 2 - ///thickens.frogs.linen
Lot 3 - ///tilt.cubed.because

PLANS & MEASUREMENTS

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract for sale. Areas or measurements are stated and given as a guide only and should be checked by you or your own agent(s).

VALUATIONS & DEDUCTIONS

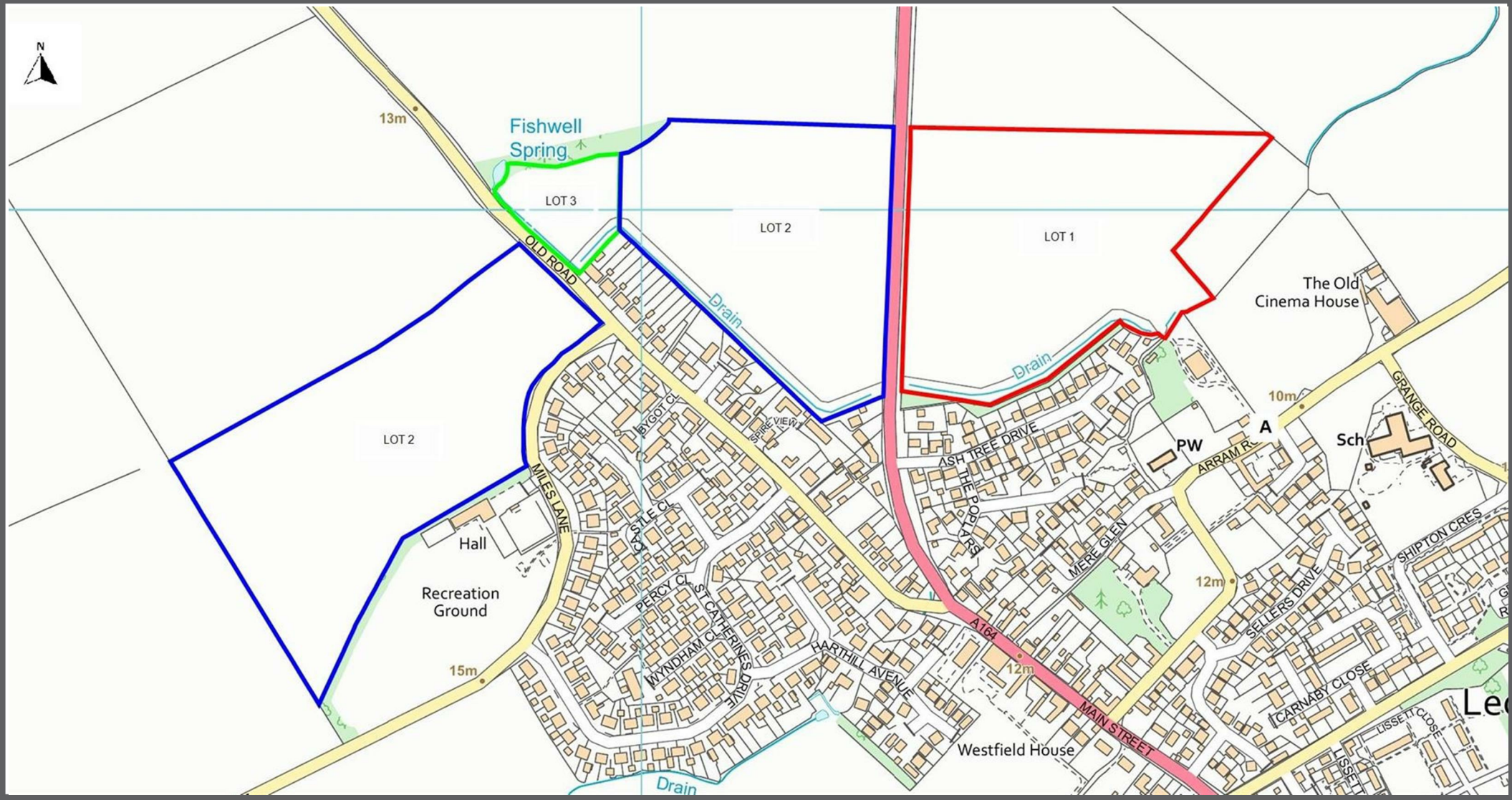
There will be no ingoing valuation to pay other than what is stipulated in the ingoing tenancies. The purchaser(s) shall not make any claim for deductions or dilapidations of any kind what so ever.

VAT

The vendors have advised that the property has not been opted to tax.

JOINT AGENTS

The joint selling agents are Leonards (01482) 375212 & Scotts Property LLP (01482) 325634.



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.
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