



Grade 1 Arable Land off Westfield Lane, Goole – Approximately 48.35 acres

StephensonsRural

SR
Est. 1871



Outstanding Grade 1 Arable Land directly to the north of Goole

Offers Over
£12,000
per acre

Location

Two arable fields accessed directly off Westfield Lane to the north of Goole.

Description

The land extends in total to approximately 48.35 acres (19.56 hectares) and is split into 2 separate fields.

Lot 1 – 34.79 acres

Currently sown with spring wheat and accessed via a shared access track from Westfield Lane.

Lot 2 - 13.56 acres

Currently sown with winter wheat and accessed directly from Westfield Lane.

Both fields are capable of growing high yields of arable crops, vegetables and potatoes. The land is of the Blacktoft Association, renowned for being flat and with deep, stoneless, silty soils.

Services

We are unaware of any services to the land

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are not aware of any wayleaves or easements over the land.

Rights of Way

Lot 1 is accessed via a shared access track.

Overage Provision

The sale is subject to a 50% overage clause for a period of 25 years subject to Planning Permission being granted for any non-agricultural development.

Basic Payment Scheme (BPS)

The land is registered for BPS with the entitlements available by negotiation.



Nitrate Vulnerable Zone (NVZ)

The land is not included in an NVZ.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

East Riding of Yorkshire Council, Church Street, Goole, DN14 5BG

t: 01482 393939

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The land is offered for sale by private treaty as a whole or in 2 Lots. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Symes Bains Broome, 157 Boothferry Road, Goole, DN14 6AL

t: 01405 763853 e: info@sbblaw.com

Agent Contacts

For further information please contact:

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Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

