

# SCREETONS

AGRICULTURE

## PORTINGTON

### HOWDEN, EAST YORKSHIRE

(Howden 3 miles, Holme on Spalding Moor 4 miles)

# 7.39 ACRES (2.99 HECTARES)

or thereabouts

## VERSATILE GRADE 3 ARABLE/GRASS LAND



**FOR SALE BY INFORMAL TENDER**

**CLOSING DATE: 12 NOON FRIDAY 24 MAY 2019**

**GUIDE PRICE: £55,000.00**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

#### **Solicitors**

BG Solicitors LLP  
Lauriston House  
Town Hall Square  
GRIMSBY, DN31 1JB  
Tel: 01472 240251

Ref: William King  
E-mail: [william.king@bgsolicitors.com](mailto:william.king@bgsolicitors.com)



#### **Selling Agents**

Screeetons Agriculture  
79 Boothferry Road  
GOOLE  
DN14 6BB  
Tel: 01405 766888

Ref: Andrew Houlden  
E-mail: [andrew.houlden@screeetonsagriculture.co.uk](mailto:andrew.houlden@screeetonsagriculture.co.uk)

## General Remarks and Stipulations

### Location

The land is situated to the west of the A614, to the north west of Portington. The town of Howden lies approximately three miles to the south west and Holme on Spalding Moor lies approximately four miles to the north east.

### Description

The land extends to 7.39 acres and is situated to the rear of the former Royal Oak public house, with access via a right of way across this property.

The land is classified as being Grade 3 on Sheet 98 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food. The soils are identified by the Soil Survey of England and Wales as being from the "Foggathorpe 2" association with their characteristics described as "clayey and fine loamy over clayey soils" and as suitable for "cereals and grassland".

### Basic Payment Scheme

The land is not registered on the Rural Payments Agency Rural Land Register or used by the Vendor for any claims under the Basic Payment Scheme, therefore there are no Entitlements offered with this land.

### Tenure and Possession

The land is owned freehold and it is being sold with the benefit of vacant possession on completion.

### Outgoings

Ouse & Humber Drainage Board  
Assessable Area 7.52 acres  
Annual Value £263  
2019/2020 drainage rates payable £37.29

### Early Entry

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

### Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Easements, Wayleaves and Rights of Way

The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

There will be a right of way reserved by the Vendor to access the telecommunications mast site.

### Nitrate Vulnerable Zone

The land lies within a designated Nitrate Vulnerable Zone.

### Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

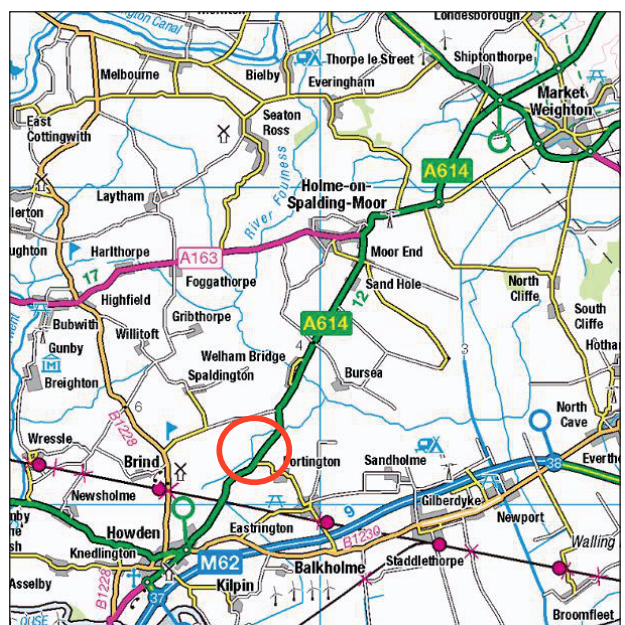
### Method of Sale

The land is offered for sale by Informal Tender. The Vendor does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address and contact telephone number of purchaser.
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked "Land at Portington".
6. Submitted not later than **12 noon on 24 May 2019**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

Interested parties are invited to discuss the matter further with Andrew Houlden of the Selling Agents on (01405) 766888 or 07970 126303.



#### Important Notice

- Screetons Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
  - (ii) The Tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
  - (iii) The information in these particulars is given without responsibility on the part of Screetons Agriculture or their clients. Neither Screetons Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
  - (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.