



WETWANG HOUSE FARM

Wetwang, East Yorkshire

BROWN & CO

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**142.64 hectares (352.31 acres) of
productive arable land located within
the heart of the Yorkshire Wolds**

FOR SALE AS A WHOLE BY PRIVATE TREATY

INTRODUCTION

Wetwang House Farm is a block of productive arable land located within the heart of the Yorkshire Wolds extending to approximately 142.64 hectares (352.31 acres).

LOCATION AND SITUATION

Wetwang House Farm is located on the periphery of the village of Wetwang in East Yorkshire, approximately 6 miles to the west of the town of Driffield, 13 miles south east of the town of Malton and 22 miles to the east of the city of York.

Postcode: YO25 9LQ or YO25 9XN
what3words: ///many.airtime.simulator or ///majors.alpha.halt

FARMLAND

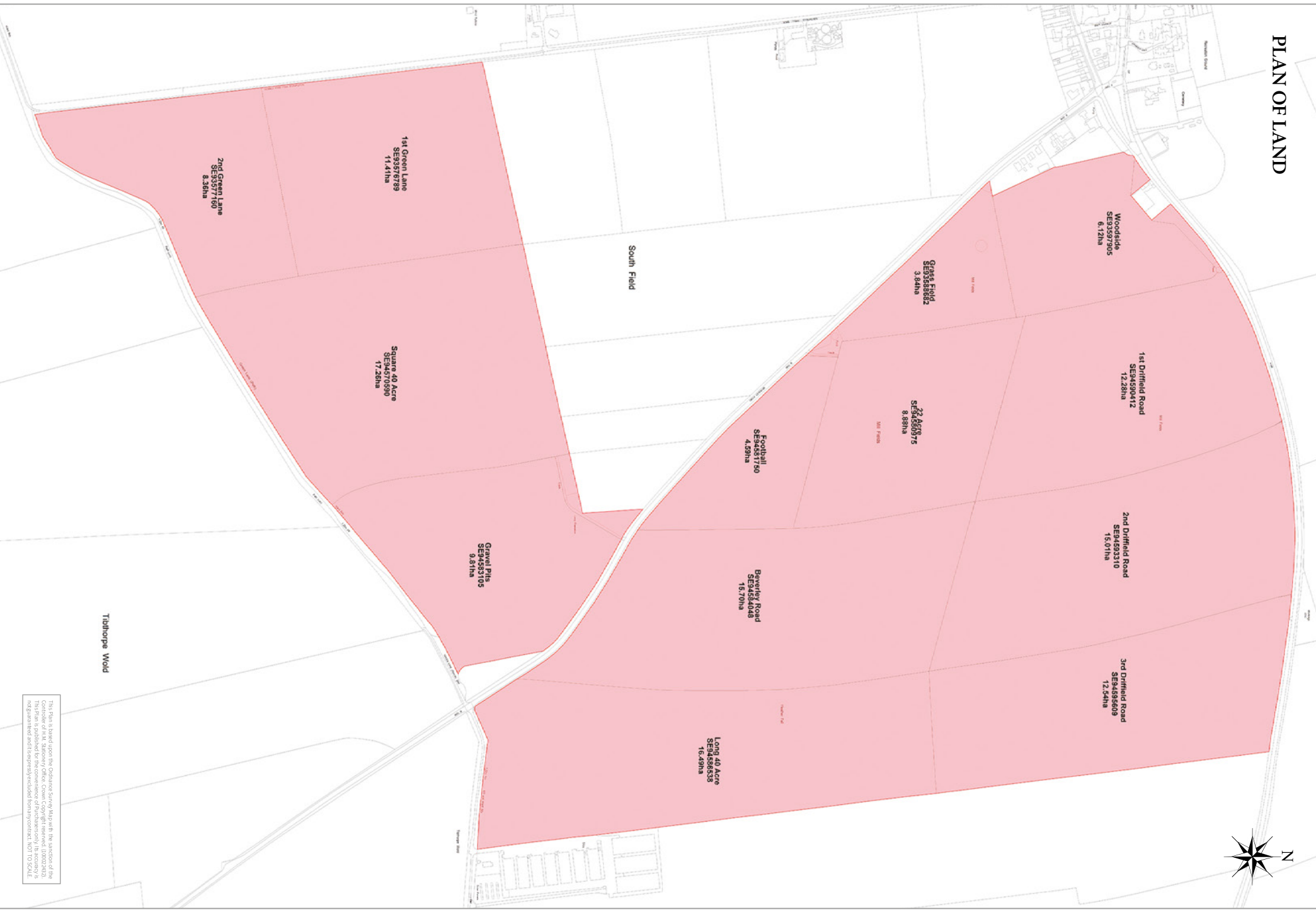
A compact block of arable land which is shown as being Grade 2 on the Ministry of Agriculture Land Classification Sheet.

The soil survey of England and Wales identifies the land as being part of the Andover 1 soil series which is described as being shallow well drained calcareous silty soils over chalk capable of growing winter cereals and short term grass land along with sugar beet and potatoes. The land is also identified as being part of the Panholes soil series which is described as being well drained calcareous fine silty soils over chalk capable of growing cereals, short term grassland, potatoes and field vegetables.





PLAN OF LAND



This Plan is based upon the Ordnance Survey Map with the grid reference GOS 1000 0000. This Plan is published for the convenience of purchasers and is not guaranteed and is subject to a standard form of contract. NOT TO SCALE.

ACCESS

Access to the majority of the field parcels is available from the public highway being either the A166 (Garton Slack) or the B1248 (Marshall Hill). Access into Woodside Field (SE 9359 7905) is via the existing access for 1st Driffield Road Field (SE 9459 0412). Access into 1st Green Lane Field (SE 9357 6789) and 2nd Green Lane Field (SE 9357 7160) is available via a Green Lane known as Southfield Well Baulk.

ENVIRONMENTAL SCHEMES

The land has been entered into a Mid Tier Countryside Stewardship scheme for a period of 5 years, which commenced on 1st January 2021 until 31st December 2026 this includes options on buildings which do not form part of the sale. The current scheme is to be split and best endeavours made to transfer the scheme to the successful Purchaser. The options which relate to the land being sold are; BE3 (Management of hedgerows), GS2 (Permanent grassland with very low inputs), AB1 (Nectar flower mix), AB2 (Basic Overwinter Stubble). Further details of the current agreement are available upon request.

OVERAGE

The property is being sold subject to a development uplift provision which will require the buyer (and their successors in title) to pay to the vendor (or their successors) 30% of any uplift in value as a result of any planning consent for non-agricultural use for a period of 30 years.

LICENCES

The potatoes in Beverley Road (SE 9458 4048) are being grown under a licence by a third party.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The Purchaser will be required to exchange contracts within 28 working days of receipt by the Purchasers solicitor of a draft contract, with competition by arrangement. A 10% deposit will be payable upon the exchange of contracts.

TENURE

The property is being sold with the benefit of vacant possession.

HOLDOVER

The Vendor reserves the right to holdover for the purposes of harvesting crops and straw clearance until 30th September 2023.



The Vendor also requires holdover of Beverley Road (SE 9458 4048) until 31st October 2023. The potatoes are being grown under licence by a third party and the Vendor will retain the licence fee.

INGOING

The Purchaser will be required to pay an additional sum for any cultivations or crops unable to be harvested post completion.

EARLY ENTRY

Early entry onto the property may be available following the exchange of contracts subject to a 20% deposit and entirely at the Purchaser's own risk.

BASIC PAYMENT SCHEME

The Land is registered on the Rural Land Register. However, no BPS Entitlements are included with the sale. The Vendor will retain the Basic Payment for 2023 and the Purchaser will be expected to indemnify the Vendor against any breaches of cross compliance up to 31st December 2023. The Vendor will receive and retain any future Basic Payment runoff/delinked payments on the Land.

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 and Countryside Stewardship Scheme.

WAYLEAVES, EASEMENTS AND 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 are several telegraph poles located across the property.

NITRATE VULNERABLE ZONE

The land is situated within the Nitrate Vulnerable Zone.

SPORTING, TIMBER & MINERALS

The sporting, timber rights and mineral rights, except as reserved by statute or the Crown, are included in the freehold.

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.



VIEWING AND HEALTH & SAFETY

The land may be viewed at any time with a set of particulars to hand with interested parties first having registered their interest with the selling agents (Brown & Co).

People viewing the property should be careful and vigilant whilst on the property. Neither the Vendor or the Vendor's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining boundaries nor their ownership.

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.

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.

VENDOR'S SOLICITORS

Rollits LLP
Citadel House
58 High Street
Hull
HU1 1QE

VENDOR'S AGENTS

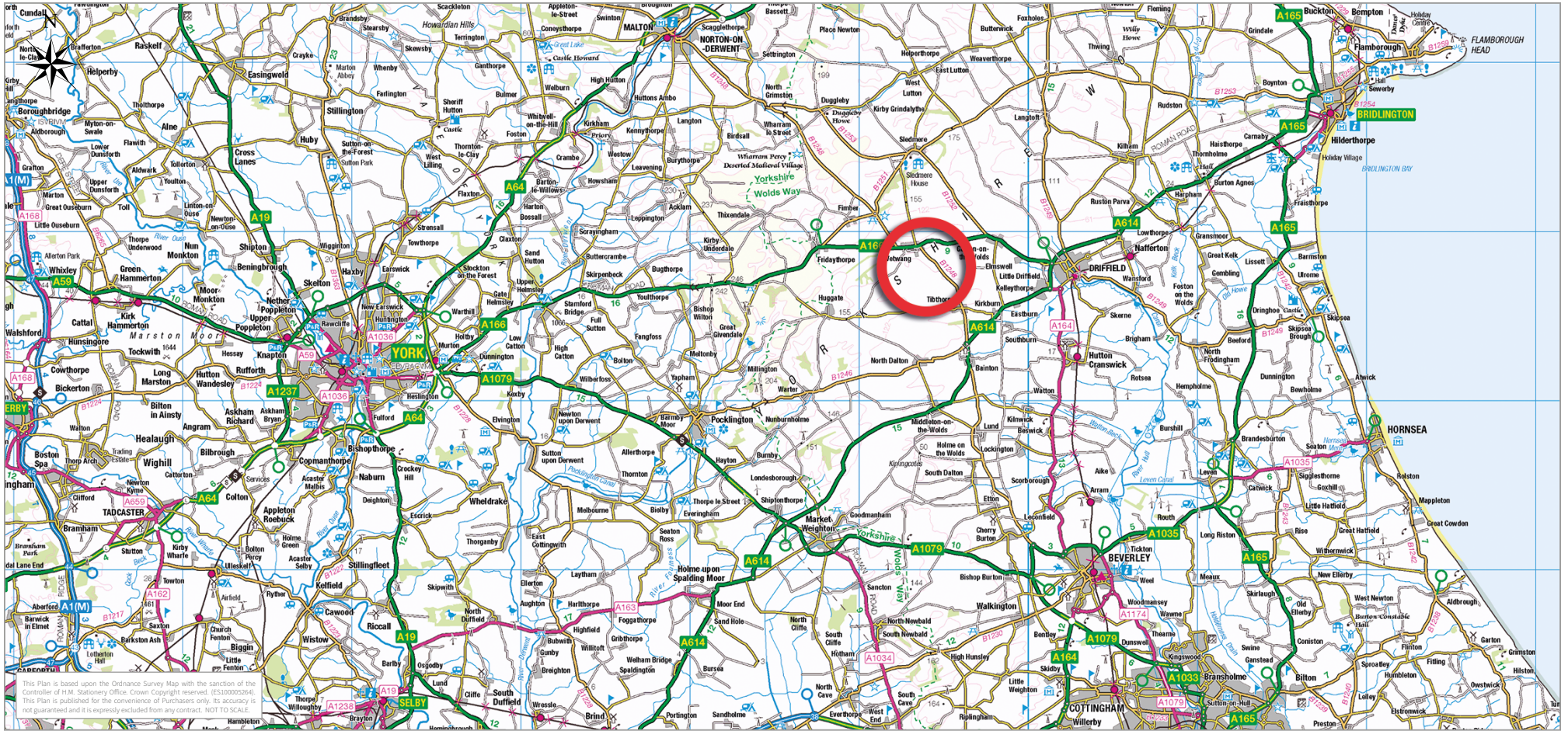
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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No others can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2023. Brochure by wordperfectprint.com.

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