



**APPROXIMATELY 130.10AC AGRICULTURAL LAND
THE BALK, POCKLINGTON**

LOCATION

The land is located directly off 'The Balk, immediately south of the market town of Pocklington.

ACCESS

Access to the land is taken via 'The Balk' on the land's western boundary, the A1079 which runs along the southern boundary or from Burnby Lane which is on the land's eastern boundary.

DESCRIPTION

Approximately 130.10 acres productive arable land. The land is Grade 3 on the Agricultural Land Classification of England and Wales.

SOIL TYPE

Landbeach association soils which are characterised as permeable calcareous coarse loamy soils affected by groundwater over chalky gravel. The soil is suitable for growing Cereals, sugar beet and potatoes.

TENURE

Freehold.

BOUNDARIES

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

**SERVICES**

There are no mains services to the land.

DRAINAGE

The land has been drained in the main however no plans are available.

ENTRY TO THE LAND

Completion of any sale would be after the 2022 harvest.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting, mineral and timber rights are included, insofar as they are owned.

BASIC PAYMENT SCHEME

The land is registered for Basic Payment. Entitlements excluded from any sale.

ENVIRONMENTAL SCHEMES

The land has not been included in any environmental schemes.

NITRATE VULNERABLE ZONE

The land sits within a Nitrate Vulnerable Zone.

SCHEDULE OF LAND

FIELD NUMBER	TOTAL AREA OF FIELD TO BE SOLD	CROPPING 2022 (cropping for field as a whole)	CROPPING 2021 (cropping for field as a whole)	CROPPING 2020 (cropping for field as a whole)
PART SE8147 1240 LOT 1 AND LOT 2	47.50 HA	15.67 ha Winter Barley 16.32 ha Winter Wheat 20.11 ha Potatoes 3.33 ha Fallow	3.24 ha Potatoes 19.24 ha Winter Barley 8.80 ha Spring Barley 9.71 ha Winter Wheat 14.44 ha Fallow	44.63 ha Spring Barley 8.79 ha Winter Barley 2.01 ha Fallow
SE8047 8043 LOT 4	1.32HA	1.32 ha Winter Barley	1.32 ha Spring Barley	1.32 ha Spring Barley
SE8146 3155 LOT 3	3.82 HA	4.11 ha Fallow	4.11 ha Potatoes	4.11 ha Spring Barley



VIEWING ARRANGEMENTS

The land can be viewed at any time during daylight hours with a set of these particulars in hand. All viewing is undertaken at prospective purchaser's own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

There is an ethylene pipeline which runs south east across the land and an electricity wayleave which also crosses the land.

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

OVERAGE PROVISION

The sale of this land is subject to an overage clause over all the land for a period of 30 years, whereby 50% of the uplift in value is reserved to the vendors subject to planning permission being granted for any development other than agricultural, horticultural or equestrian.

VAT

The land is not assessed for VAT.

LOCAL AUTHORITY

East Riding of Yorkshire Council

METHOD OF SALE

The land is for sale by private treaty as a whole or in lots. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.



