HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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Guide Price £100,000

Land at Clay Lane Clay Lane, Millington, Pocklington, YO42 1TY

CLAY LANE, MILLINGTON, POCKLINGTON, EAST YORKSHIRE

Pocklington 3 miles, Market Weighton 8 miles, York 17 miles, Beverley 20 miles (all distances are approximate)

A SINGLE PARCEL OF WELL MANAGED GRASSLAND
SUITABLE FOR MOWING, GRAZING OR ENVIRONMENTAL USES

EXTENDING TO APPROXIMATELY
7.02 ACRES OR 2.84 HECTARES

FOR SALE BY INFORMAL TENDER

CLOSING DATE: 8TH JANUARY 2027

GUIDE PRICE: £ 100,000

OnTheMarket.com

RICS

LOCATION

The land is situated to the southwest of the attractive Yorkshire Wolds village of Millington which has a Grade I listed church, licensed café and tearoom, public house, nearby Millington Dales and Millington Wood Nature Reserve. The village is located approximately 3 miles to the northeast of Pocklington which is an expanding town with a wide range of shops and supermarkets, post office, weekly street market, health centre, veterinary practice, dental surgery, library, churches, schools, sports and leisure facilities, restaurants, arts centre, public houses, industrial estate and public bus services. The town of Market Weighton is situated approximately 8 miles to the south east whilst the historic city of York lies approximately 17 miles to the west.

DESCRIPTION

The land comprises a single parcel of well managed, fenced, permanent grassland with road frontage and bordering Millington Beck to the south, extending to approximately 7.02 acres or 2.84 hectares, accessed off Clay Lane, a part made up and part hard surfaced track.

THE LAND

The land is classified as Grade 3 on the MAFF Professional Agricultural land Classification Map of England and Wales. The soils are described within the Denchworth Series, being a slightly stony clay or loam or clay and the Block Series being a calcareous slightly stony sandy clay loam or clay loam. The land has a south easterly aspect and lies approximately between 71m and 91m above mean sea level.

LAND SCHEDULE

NG FIELD NUMBER: SE8251 9028
DESCRIPTION: Permanent Grassland
ACRES: 7.02
HECTARES: 2.84

GENERAL INFORMATION

Contaminated Land

The seller is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The seller does not give any guarantees in this respect and advises potential purchasers to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

Delinked Payments

The land is registered on the Rural Payments Agency's Land Parcel Identification System and has been eligible for payments under the Basic Payment Scheme. Any future delinked payments will be retained by the seller.

Environmental Schemes

The land is not currently entered into any Environmental or Countryside Stewardship or Sustainable Farming Incentive Schemes.

Ingoing Valuation/Dilapidations

There will be no ingoing valuation payable by the buyer and there will be no consideration or allowance made whatsoever for any dilapidations or other deductions.

Minerals and Sporting

All mines, minerals and sporting rights are included in the sale in so far as they are owned.

Nitrate Vulnerable Zone

The land is situated in a drinking water safeguard zone (surface water).

Outgoings

There are no known outgoings affecting the land.

Plans, Areas and Schedules

The plan shown and areas stated in these sales particulars are based on Ordnance Survey data and the Rural Payments Agency's Land Parcel Identification System. They are for guidance only and are subject to verification with the Title Deeds.

Possession

Vacant possession will be granted on completion.

Rights of Way

There are no known rights of way over the land.

Services

There are no known services connected to the land.

Tenure

The land is understood to be Freehold, being registered under Title Number YEA35991.

Wayleaves and Easements

The land is sold subject to and with the benefits of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and restrictive covenants and all existing and proposed wayleaves and easement for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these sales particulars or not and without any obligation to define the same respectively.

Viewing

The land may be inspected at any reasonable time on foot when in possession of these sales particulars.

Local Authority

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley HU17 9BA, tel: 01482 393939, email: customer.services@eastriding.gov.uk.

Method of Sale

The land is for sale by informal tender. Tenders must be submitted on the enclosed form in a sealed envelope clearly marked 'Millington Lane Tender' to the agents' offices at 33 High Street, Market Weighton, York YO43 3AQ by no later than 2pm on Friday 7th January 2027.

Further Information

Please contact Martin Swann, tel: 01430 872551
Mobile: 07711 200854
Email: martinswann@hornseys.uk.com

Guide Price

£100,000

IMPORTANT NOTICE

Hornseys for themselves and the sellers of this farm for whom they act give notice that:

1. These particulars are intended to give a fair and accurate

general outline only for the guidance of prospective buyers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective buyers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquiries.
3. A detailed survey of the farm has not been undertaken and nothing in these particulars should be deemed to be a statement that the farm is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective buyers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the farm. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the farm remains as displayed in the photographs and no assumptions should be made regarding parts of the farm that have not been photographed.
6. Prospective buyers should make their own independent enquiries regarding use or past use of the farm, necessary permissions for use and occupation, potential uses and any other matters affecting the farm prior to submitting an offer.
7. No responsibility can be accepted for any costs or expenses incurred by prospective buyers in inspecting the farm, making further enquiries or submitting an offer for the farm. Any person inspecting the farm does so entirely at his/her own risk.
8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty or enter into any contract whatsoever in relation to the farm. No responsibility is taken by Hornseys for any error, omission or misstatement in these particulars.


SWINERIDGE LANE
MARTIN LANE
lss
lss
FB
Shedfield Farm
CLAY LANE
Track
Sewage
Ppg Sta
71m
Spr
Spr
Reservoir (cov)
75m
Ppg Sta
Track
Spr
Spr
89m
Pit (dis)
Promap
LANDMARK INFORMATION


Millington
Pocklington
Bishop Wilton
Garrowby Hall
Cheesecake Ho
Cheese Cake Wold
Buck Wood
Garrowby Hill
Rush Plantn
Bishop Wilton Wold
Huggate Wold
Wayrham Fm
Fordham Fm
Greenwick
Chalk Pit
Cold Skin Fm
Great Plantn
High Callis Wold
Low Callis Wold
High College Fm
West Field
Mingledale Plantn
Millington Grange
Millington Heights
Millington Pasture
High Barn Fm
Castle Field
Whitefield Dale
Wilton Lodge
Great Givendale
Millington Wood
Little Givendale Fm
Eastfield House Fm
Cobdale Fm
In Field
Woodgate Fm
Cold Wold
Lings Plantn
Coldwold Fm
Warren Fm
Meltonby
Meltonby Hall
Meltonby Grange
Grimthorpe Manor
Grimthorpe Wood
Yapham
Ousethorpe Fm
Broad Ings
Clay Fm
Mill Fm
North Plantn
Deepdale Plantn
Golden Valley Plantn
First Dale Plantn
Warrendale Plantn
Poor Wood
Wood Ho
Kilnwick Percy
Home Fm
Warrendale Fms
Jenny Firkin Wood
Pocklington Wood
Meltonby Ho Fm
Northfield Fm
Yapham Grange
Highcliff Plantn
Lairs
High Wood
Warter Priory
The Park
Methill Hall
Glebe Ho
Wold Fm
Kilnwick Percy Wood
Cottage Fm
Garforth Fm
Priory Earthworks
Bratt Wood
Manor Fm
Nunburnholme
Nunburnholme Wold
Throstle Nest
Throstle Wood
Moordales Plantn
Clayfield Fm
Pocklington Airfield
Industrial Estate
Canal Head
Workings
Martindale
Hill Wood
Burnby
Partridge Hall
Quarry
Cleaving Coombe
Cleaving Grange
Londesborough
Pocklington Grange
Toft House Fm
Hayton
Hayton Grange
Grove Fm
High Plantn
Scorbro Rush Plantn
Moor Fm
Crudhall Br
Lakeland Park
Low Fm
Motel
Sch
Mus
Cemy
Common
Minster Way
Chalkland Way
Yorkshire Wolds Way
Bishop Wilton Beck
Millington Beck
Pocklington Beck
Ridings Beck
Roman Road
Earthwork
Tumulus
Meml
Cot Nab
Rest
Wold House F
Priory Earthworks
Promap
LANDMARK INFORMATION

FORM OF TENDER

APPROXIMATELY 7.01 ACRES, CLAY LANE, MILLINGTON, POCKLINGTON

SUBJECT TO CONTRACT

NAME: .....

ADDRESS: .....

.....

.....

POST CODE: .....

TEL NO: .....

EMAIL: .....

I/We hereby offer the following sum for approximately 7.01 acres, Clay Lane, Millington, Pocklington

£.....

(In words).....

SOLICITORS

NAME: .....

ADDRESS: .....

.....

.....

POST CODE: .....

TEL NO.: .....

In accordance with the sales particulars and subject to the following terms and conditions:

1. Tenders should be submitted to the agents' offices R Hornsey & Sons, 33 High Street, Market Weighton, York YO43 3AQ by 2pm on Friday 8th January 2027 in a sealed envelope marked 'Millington Land Tender'.

2. Tenders should be for a fixed sum in pounds sterling and it is advised that offers should be made for an uneven amount to avoid identical tenders.

3. Escalating or accumulating offers will not be considered.

4. Emailed offers will only be accepted by prior arrangement with the selling agents.

5. Offers should include the full name, address and telephone number of the offeror(s) and the name, address and telephone number of the solicitors representing the offeror(s).

6. Any offer submitted on behalf of a third party will only be accepted on the declaration of the identity and address of that party.

7. The seller reserves the right not to accept the highest or indeed any offer that is received. All offers will be treated in the strictest of confidence. The offeror(s) will be notified of the seller's decision at the earliest opportunity after the closing date.

8. It is the responsibility of any intending offeror(s) to satisfy themselves as to the basis upon which an offer is made. The making of any offer upon this property will be taken as an admission by the intending buyer(s) that he/she/they has/have previously received and understands the sales particulars, has/have made all prudent enquiries and has/have relied solely on his/her/their agent's/adviser's judgement.

Please provide the following information in respect of financing the sum offered (please delete as appropriate):

a) Is the offer made with cash funds available? Yes/No

b) Is the offer subject to finance other than cash? Yes/No

If yes to (b) has the finance been confirmed? Yes/No

c) Is the offer subject to the sale of another property? Yes/No

Signed: .....

Date: .....