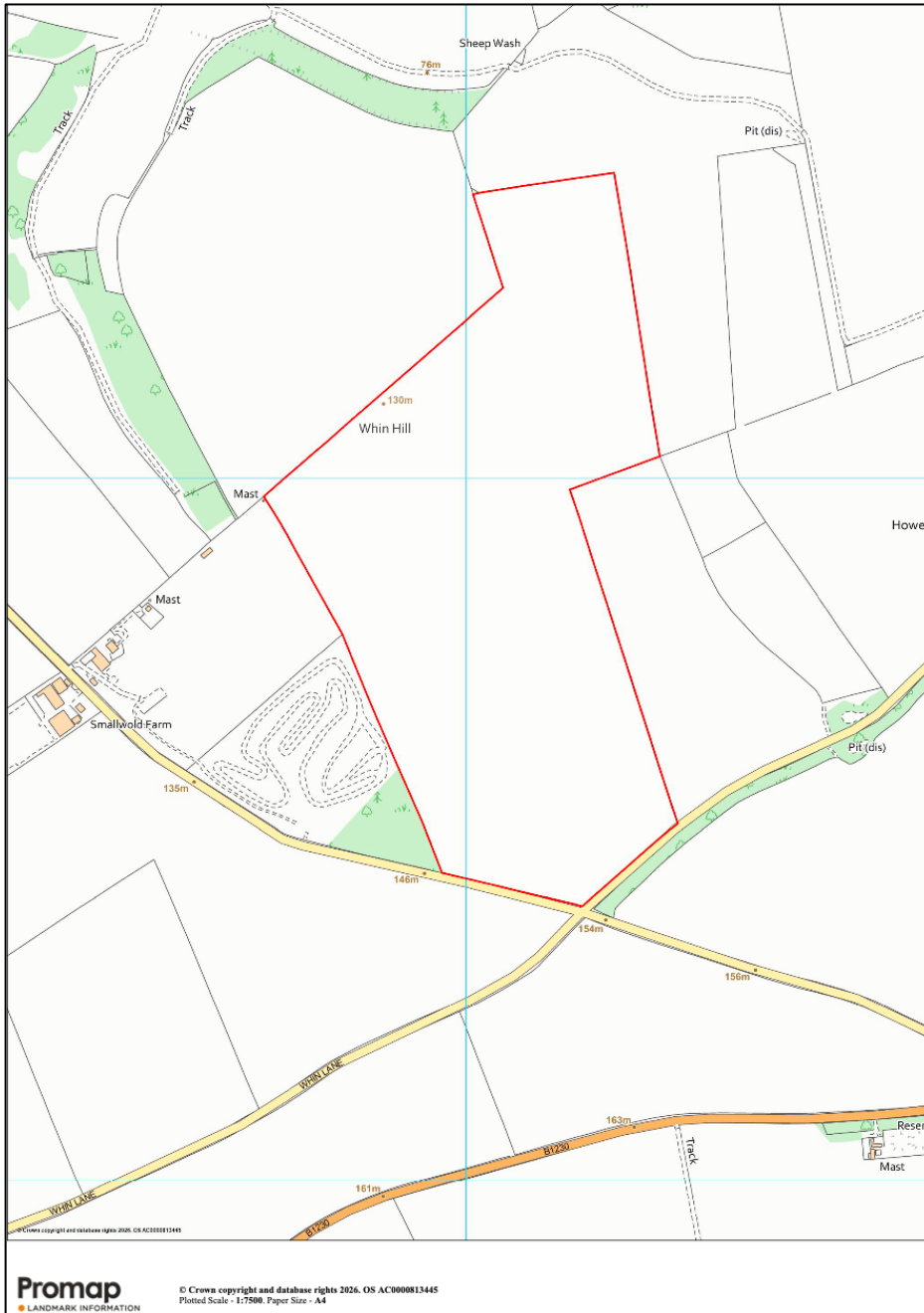


**85.49 ACRES (34.59 HECTARES)**

**LAND AT MONCKTON WALK**



**GUIDE PRICE £1,197,000**

**85.49 ACRES (34.59 HECTARES) PRIME AGRICULTURAL LAND FOR SALE AS A WHOLE**

2 Railway Street, Pocklington, York YO42 2QZ

Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk

Associated offices at Market Weighton and York

## **LOCATION**

The land is located in an area known as Monckton Walk. Monckton Walk is located 6 miles south west of the market town of Beverley and 3.5 miles north east of the village of North Newbald. Access to the motorway system is available at South Cave approximately 4 miles south east of the farm.

## **ACCESS**

Access to the land is taken directly from the council maintained Littlewood Road.

## **DESCRIPTION**

A compact block of prime arable land comprising 84.59 acres (34.59 Hectares) shown as Grade 2 on the Agricultural Land Classification of England and Wales. The soil survey identifies the land as Foxhole Series, a well drained calcareous fine silty soil over chalk; capable of growing a wide range of arable crops including good yielding cereal crops, potatoes, oil seed rape, peas and other field vegetables.

## **BOUNDARIES**

Neither the vendor nor the vendors agents will be responsible for defining the boundaries or their ownership. The purchaser shall rely on their own inspections and the information appearing on the land registry.

## **DRAINAGE**

No plans are available.

## **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 on the Rural Land Register. The vendor will retain all future Basic Payment delinked/run-off payments on the land.

## **ENVIRONMENTAL SCHEMES**

The land has not been included in any environmental schemes.

## **NITRATE VULNERABLE ZONE**

The land sits within a Nitrate Vulnerable Zone.

## **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**

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.

## **TENURE**

The property has the benefit of being sold freehold with vacant possession.

## **HOLDOVER**

The vendor reserves the right to holdover for the purposes of harvesting crops and straw clearance until 31<sup>st</sup> October 2026.

## **EARLY ENTRY**

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

## **PLANS & SCHEDULES**

Plans and schedules have been published for illustrative purposes only and although believed to be correct, their accuracy cannot be guaranteed.

## **VAT**

All guide prices quoted are exclusive of VAT, should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

## **LOCAL AUTHORITY**

East Riding of Yorkshire Council

**CONTAMINATED LAND**

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

**METHOD OF SALE**

The land is for sale by private treaty. 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.

**DISCLAIMER**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.