

**GOODMANHAM  
NEAR MARKET WEIGHTON  
EAST YORKSHIRE**

**PRODUCTIVE GRADE 2 & 3 ARABLE WOLD LAND  
SITUATED TO THE NORTH AND EAST OF THE VILLAGE**

**APPROXIMATELY 269.78 ACRES (109.17 HECTARES)**

**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN 4 LOTS**



**HORNSEYS**

ESTABLISHED 1835

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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LOT 1: 62.55 ACRES  
LOT 2: 93.13 ACRES  
LOT 3: 103.15 ACRES  
LOT 4: 10.95 ACRES

**CLOSING DATE FRIDAY 23rd JULY 2010 AT 5.00pm**

**APPROXIMATELY 269.78 ACRES (109.17 HECTARES) ARABLE LAND AT GOODMANHAM, NEAR MARKET WEIGHTON, EAST YORKSHIRE**

**SITUATION**

The land is situated to the east and north of the village of Goodmanham, approximately 2 miles north east of Market Weighton.

Lots 1 and 2 are situated on the south side of Cross Gate and Lots 3 and 4 are situated off Wateringdike Lane.

**DESCRIPTION**

The land is shown as Grade 2 and 3 on the Provisional Land Classification Map of England and Wales and comprises productive blocks of commercial arable land well suited to large machinery.

The soils in Lots 1 and 2 are defined within the Panholes and Andover series as slightly or moderately stony silty clay loam overlying chalk, well drained and easily worked.

The soils in Lot 3 are defined within the Andover and Wickham/Drayton series, the latter being a stoneless or slightly stony silty clay loam or clay loam. The soil in Lot 4 is defined within the Wickham/Drayton series.

The land is capable of growing good yields of cereals, oilseeds, proteins and root crops and lies between 45m and 100m above mean sea level.

Recent cropping has comprised winter wheat, potatoes and spring beans. Full details of past cropping are available from the agents.

**LOT 1 (SHADED RED)**

An excellent block of predominantly Grade 2 wold land with road frontage to and two accesses off Cross Gate together with a shared concrete access road, track and small plantation, the whole extending to approximately 62.55 acres.

**SCHEDULE**

NG Field No	RLR Field No	Description	Area (Ac)	Area (Ha)
6633 PT	3649 PT	Spring Beans	61.97 Est	25.08 Est
8839		Winter Wheat		
0045		Track		
3547 PT		Concrete Road		
1063	1063	Plantation	0.58	0.23
<b>Total</b>			<b>62.55 Est</b>	<b>25.31 Est</b>

**LOT 2 (SHADED BLUE)**

An excellent block of predominantly Grade 2 wold land accessed off Cross Gate via a 6m right of way over the track together with a small plantation, the whole extending to approximately 93.13 acres.

**SCHEDULE**

NG Field No	RLR Field No	Description	Area (Ac)	Area (Ha)
3547 PT	3649 PT	Winter Wheat	91.97	37.22
6455		Potatoes		
8661		Fallow		
8980				
0666				
2051	2051	Plantation	1.16	0.47
<b>Total</b>			<b>93.13</b>	<b>37.69</b>

**LOT 3 (SHADED GREEN)**

A block of south facing Grade 3, predominantly wold land to the north of the village extending to approximately 103.15 acres accessed off Wateringdike Lane, a Local Authority maintained road. Approximately 21 acres to the south of Lot 3 have been underdrained.

**SCHEDULE**

NG Field No	RLR Field No	Description	Area (Ac)	Area (Ha)
6600 PT	7601	Winter Wheat	103.15	41.74
6865		Temporary Grass		
9000 PT		Trees and Track		
9062				

**LOT 4 (SHADED YELLOW)**

A fully underdrained Grade 3 arable field accessed off Wateringdike Lane extending to approximately 10.95 acres.

**SCHEDULE**

NG Field No	RLR Field No	Description	Area (Ac)	Area (Ha)
7443	7443	Winter Wheat	10.95 Est	4.43 Est
0258 PT		Trees		

## SERVICES

There are no services connected to the land.

## LAND DRAINAGE

A plan of the land drainage scheme in Lots 3 and 4 is available for inspection at the agents' offices.

## TENURE

The land is freehold.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

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

There is a public right of way (The Wolds Way) and a vehicular right of way for the adjoining landowner to the west along part of the southern boundary of Lot 3.

There is a vehicular right of way in Lot 1 over the concrete road off Cross Gate to the Block Valve site in favour of INEOS. There is a 6m vehicular right of way in Lot 1 over the access track off Cross Gate to Lot 2.

There are easements in favour of INEOS in Lots 1 and 3 in respect of an ethylene pipeline. Further details are available from the agents.

## SPORTING RIGHTS

The sporting rights are in hand and are included in the sale.

## TIMBER AND MINERAL RIGHTS

The timber and mineral rights, so far as they are owned by the vendors, are included in the sale.

## GROWING CROPS, VALUATION AND DEDUCTIONS

The growing crops are reserved to the vendors and are excluded from the sale.

There will be no additional valuation to pay over and above the purchase price. The purchaser(s) shall not make any claim for deductions or dilapidations of any kind whatsoever.

## SINGLE PAYMENT SCHEME

The vendors have submitted a 2010 SP5 application form and will retain the 2010 payment.

The Single Payment Scheme entitlements will be included in the sale of the land on a pro rata basis in respect of the area of land within each lot which has been used to activate entitlements.

The total number of entitlements and their 2009 values to be transferred are:

Type	Quantity	Unit Value (€)	Unit Value (£)
Normal	100.55	311.65	283.38
Normal (Former Set Aside)	7.96	190.47	173.19

The value of the Normal Entitlements is subject to a possible minor correction with the Rural Payments Agency. Further details are available from the agents.

The purchaser(s) will be required to indemnify the vendors against any breaches of cross compliance between the date of completion and 31 December 2010.

## NITRATE VULNERABLE ZONE

The land is situated in a Nitrate Vulnerable Zone. The east part of Lot 2 is situated in a Catchment Sensitive Farming area.

## ENTRY LEVEL STEWARDSHIP SCHEME

The land, together with retained land, is entered into an Entry Level Stewardship Scheme agreement which ends on 30 June 2011. The vendors are seeking to continue the agreement with the cooperation of the purchaser(s). Further details are available from the agents.

## BOUNDARIES

Details of boundary responsibilities, where known, are available from the agents.

If Lots 1 and 2 are purchased by different parties the purchasers will be required to place marker posts along the north-south boundary between the lots in accordance with the Rural Land Register recommendations. Either party will be at liberty to plant or erect a permanent boundary feature, subject to agreement with the other party.

## CONTAMINATED LAND

The vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The vendors do not give any guarantee or guarantees in this respect and advise the purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of the land is so filled.

## POSSESSION AND COMPLETION

Vacant possession will be given on completion on 30 September 2010 subject to the vendors reserving the right of holdover for the purposes of harvesting the growing crops. If any of the growing crops are harvested and the land cleared prior to completion, early entry will be available to the purchaser(s) following exchange of contracts and the payment of a double deposit of 20% of the purchase price. All works undertaken prior to completion will be at the purchasers' own risk.

## SOLICITORS

Judy Lankester, Cooper Wilkin Chapman, The Hall, Lairgate, Beverley HU17 8HL. Tel: 01482 398384.

## VIEWING

At any time during daylight hours when in possession of the sales particulars. Please register your interest prior to viewing with the agents.

## METHOD OF SALE

The land is for sale by informal tender as a whole or in lots. The closing date for tenders is 5.00pm on Friday, 23rd July 2010. Tenders should be submitted on the enclosed form in a sealed envelope clearly marked 'Goodmanham Land' on the front to the agents' offices 33 High Street, Market Weighton, York YO43 3AQ.

## FURTHER INFORMATION

Please contact Martin Swann, tel: 01430 872551, mobile: 07711 200854, e-mail: martinswann@hornseys.uk.com.

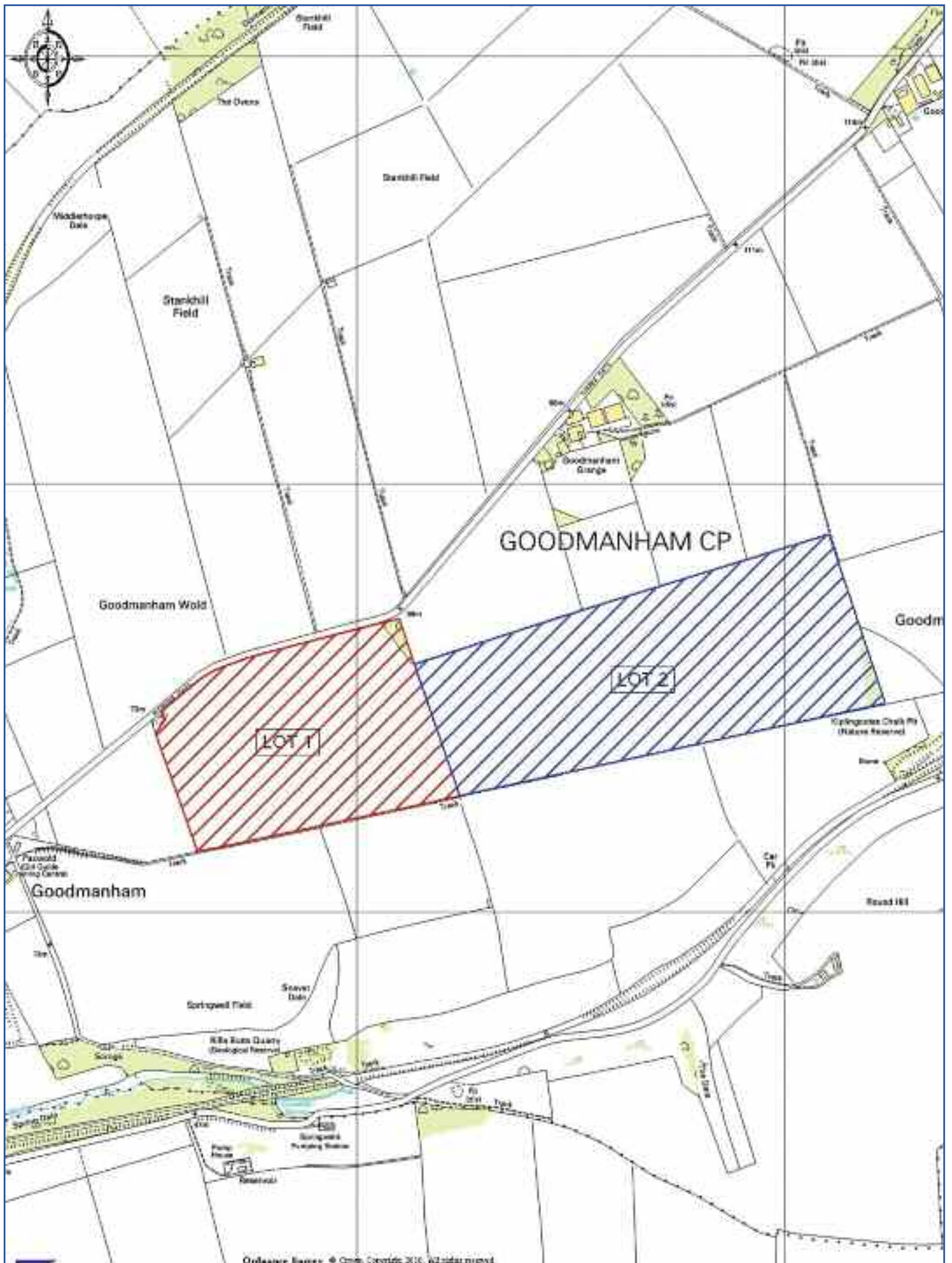
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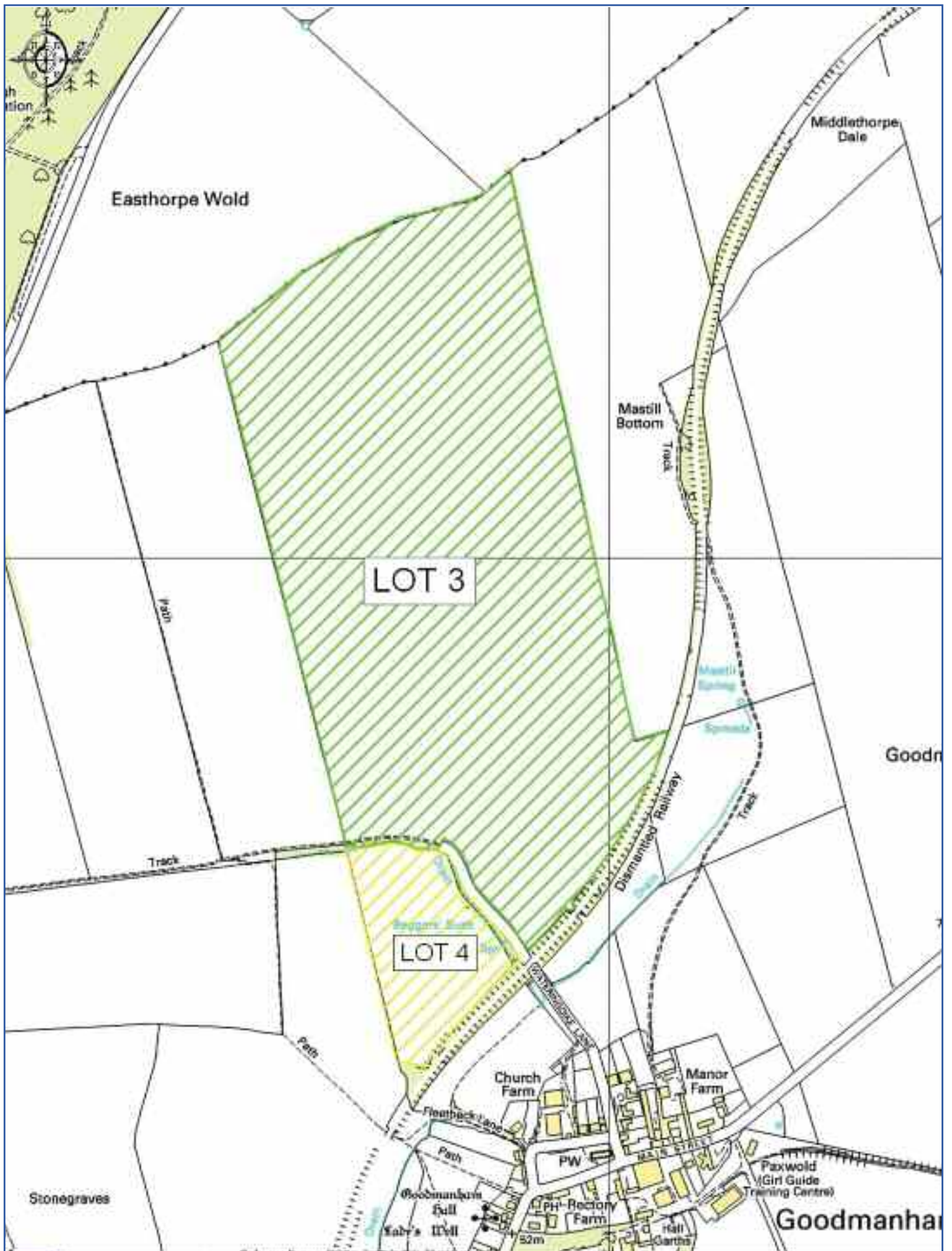
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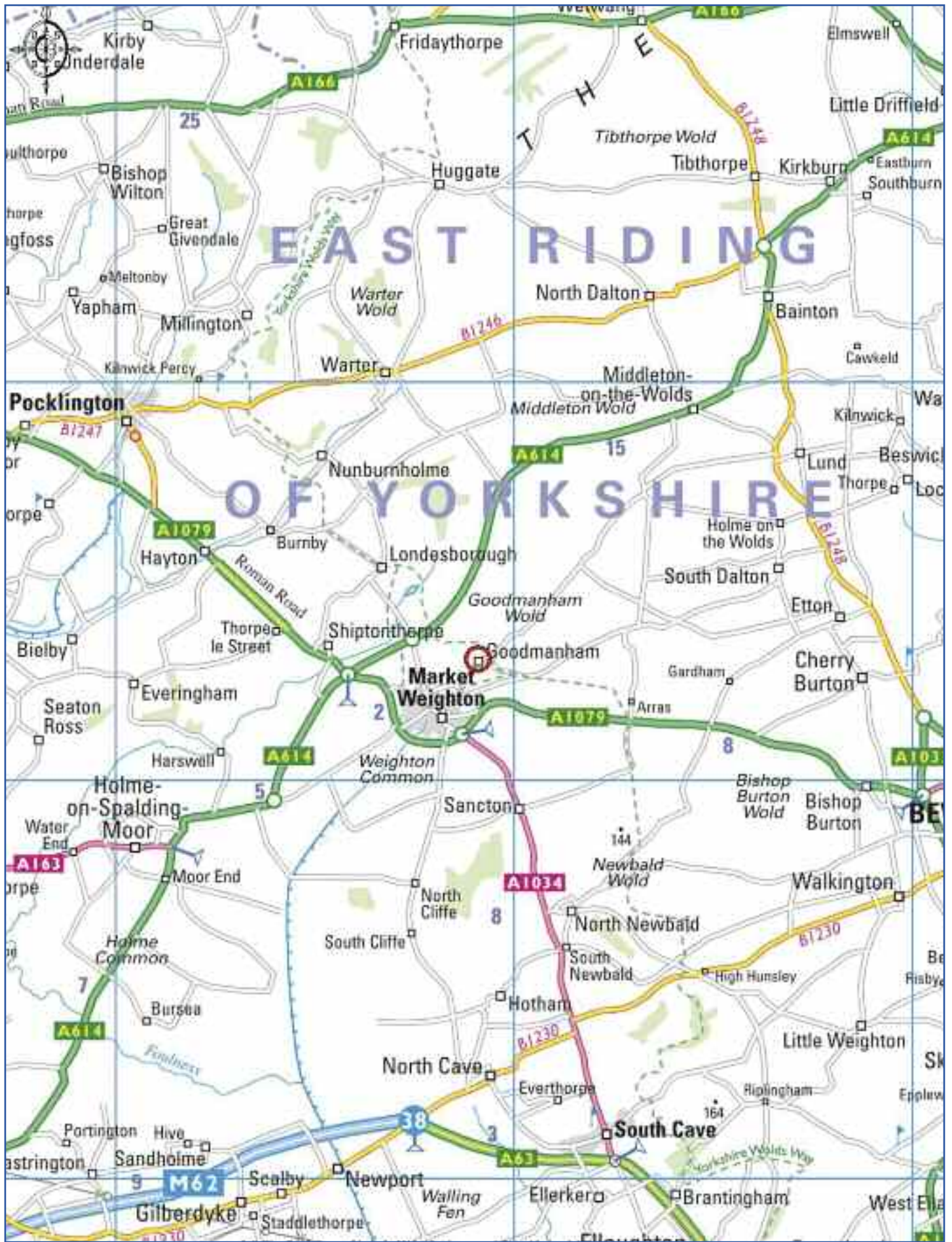


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