



Land at West Cowick

Goole, East Riding of Yorkshire

**Carter Jonas**



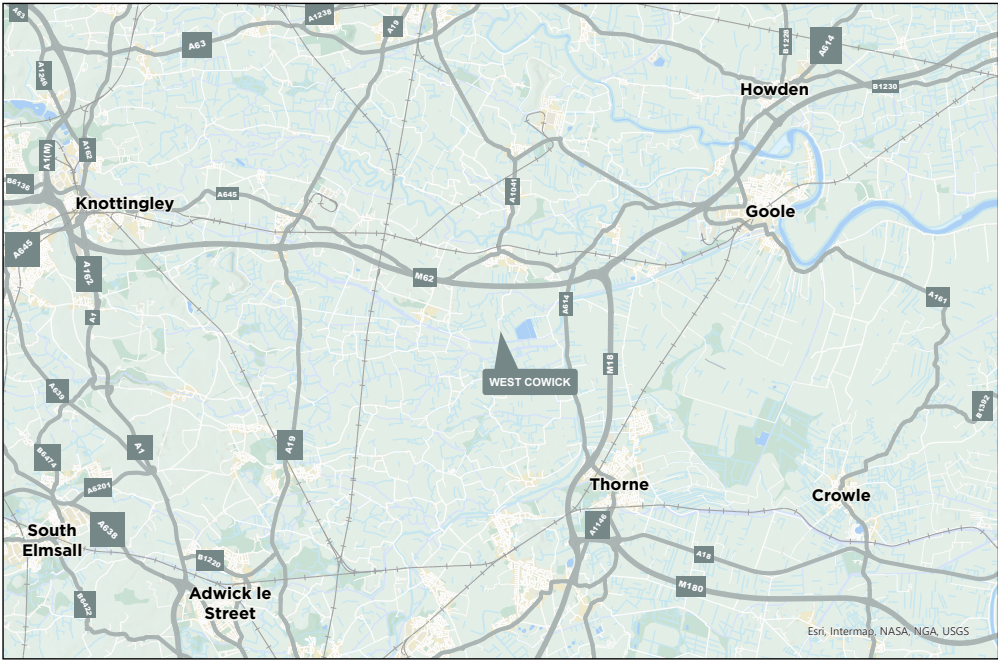
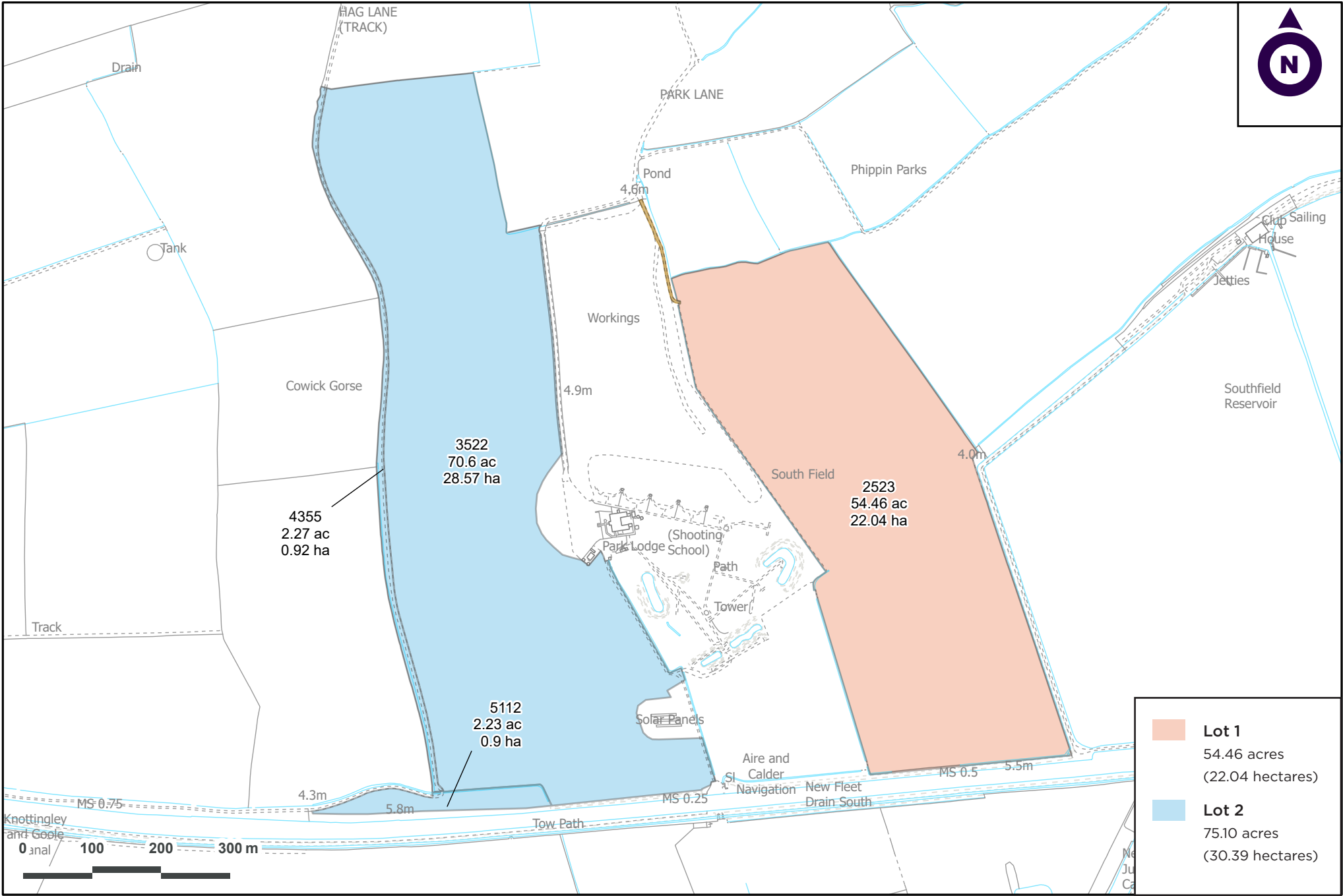
# Land at West Cowick Goole East Riding of Yorkshire

Productive block of commercial  
arable land.

In all extending to 129.56 acres (52.43 hectares).

For sale by private treaty as a whole or in up to  
2 lots.

Carter Jonas



## Location

The land at West Cowick is situated approximately 2 miles to the south of the village of West Cowick and 9 miles to the west of the town of Goole in the East Riding of Yorkshire.

Access to junction 36 of the M62 is situated approximately 7 miles to the west of the land.

## Land

A productive block of agricultural land extending in all to approximately 129.56 acres (52.43 hectares) available as a whole or in up to 2 lots.

The land is currently farmed within a combinable cropping rotation and is classed as being Grade 3 under the former MAFF Land Classification Series.

The underlying soil type is classed as being part of the Foggathorpe 2 soil series which is described as a slowly permeable stoneless clayey and fine loamy over clayey soil and suited to cereals and grassland with stock rearing.

The land benefits from a well-maintained drainage scheme and drainage rates are payable to Danvm Drainage Commissioners Internal Drainage Board (IDB).

The land is generally level and situated at approximately 5 metres above sea level.

Access to Lot 1 is taken directly from the public highway known as Carr Lane, over a private right of way as shaded brown on the sale plan.

Access to Lot 2 is taken directly from the public highway is taken directly from the minor public over a private right of way over Park Lane.

## Method of Sale

The property is offered for sale by private treaty as a whole or in up to 2 lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

## Tenure & Possession

The freehold of the Property is offered for sale with the benefit of vacant possession on completion.

## Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the Vendor.

## Environmental Schemes

The land is included in a Countryside Stewardship (Mid-Tier) Scheme and a Sustainable Farming Incentive (SFI) Scheme.

## Designations

The land is situated within a surface water Nitrate Vulnerable Zone (NVZ).

## Ingoing

In addition to the purchase price, the Purchaser will be required to pay for any growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is higher) where applicable. .

## Drainage

The land at West Cowick is drained with drainage rates payable to Danvm Drainage Commissioners Internal Drainage Board (IDB).

## Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

## Reservations

The Vendors reserve the right to shoot across Lot 1 from their retained property thereby enabling the effective operation of Park Lodge Shooting School.

## Health & Safety

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

## VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

## Sporting, Mineral and Timber Rights

The sporting rights are reserved from the sale in favour of the vendor. The mineral rights are included in so far as they are owned.

## Local Authorities

East Riding of Yorkshire  
([www.eastriding.gov.uk](http://www.eastriding.gov.uk))

## Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours.

## Directions

Leave the M62 at junction 34 and travel north on the A19. At Eggborough roundabout take the 3rd exit towards the village of Snaith. Travel through the village of Snaith taking the 2nd exit at the Plough Inn roundabout before turning right signposted West Cowick. After approximately 0.5 mile turn right at the Ship Inn onto Finnley's Lane. Continue over the M62 following Carr Lane and the land is situated at the end of Carr Lane marked with a Carter Jonas for sale board.

SAT NAV: DN14 9GH

## Harrogate

07768 658217 | [Sam.Johnson@carterjonas.co.uk](mailto:Sam.Johnson@carterjonas.co.uk)  
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



///surging.emblem.continued

///relegate.uttering.joined



**Carter Jonas**

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE