



Land at Balne

Goole, East Riding of Yorkshire

Carter Jonas

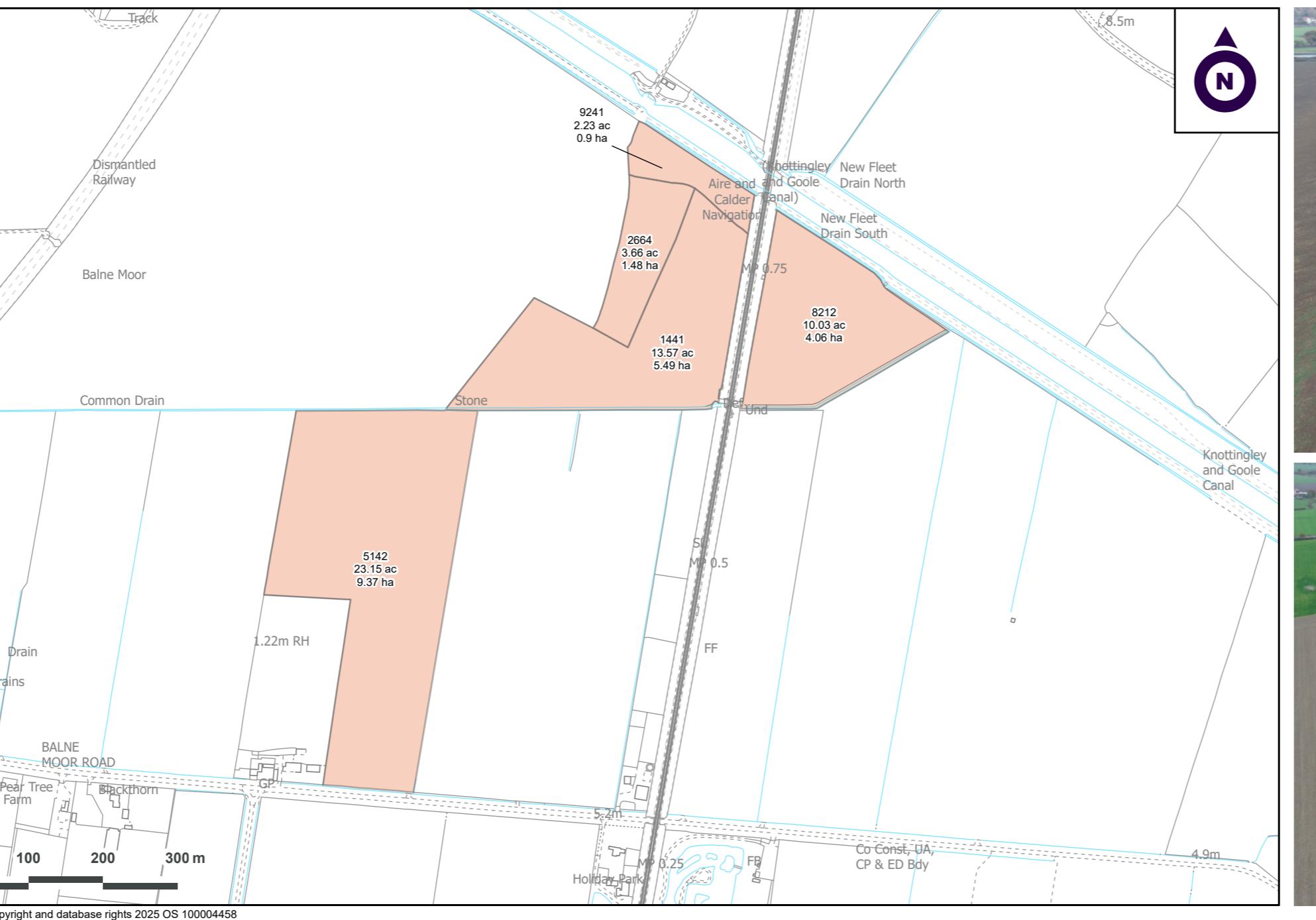
# Land at Balne Goole East Riding of Yorkshire

**A useful parcel of productive arable land together with pasture and woodland offering potential for environmental and habitat enhancement.**

In all extending to 52.64 acres (21.30 hectares).

For sale by private treaty as a whole.

**Carter Jonas**



## Location

The land at Balne is situated approximately 2 miles to the south-east of the village of Whitley and 1.2 miles to the west of the town of Goole.

Access to the A9 is approximately 1.5 miles to the west which in turn provides convenient access to junction 34 of the M6 which is situated 3 miles to the north-west of the land. Access to the land is taken directly from Balne Moor Road which bounds the land to the south.

## Land

The land extends in all to 52.64 acres (21.30 hectares) and comprises a productive parcel of arable land extending to 23.15 acres (9.37 hectares), grassland extending to 23.8 acres (10.45 hectares) and woodland extending to 3.66 acres (1.48 hectares).

The land is all classified as being Grade 3 under the former MAFF Land Classification Series.

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

The grassland has formerly been used for arable cropping and offers the opportunity for reversion from grassland to arable. Alternatively, the grassland and woodland provide an excellent opportunity for incorporation with any future environmental schemes or alternatively for amenity use or environmental/habitat enhancement.

The arable land benefits from good road frontage to Balne Moor Road with access to the grassland and woodland taken via a culvert over Common Drain. An underpass provides access to the grassland situated to the east of the railway line.

## Method of Sale

The property is offered for sale by private treaty as a whole. 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 within 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 Balne is drained with drainage rates payable to Danvrm 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.

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

## Local Authorities

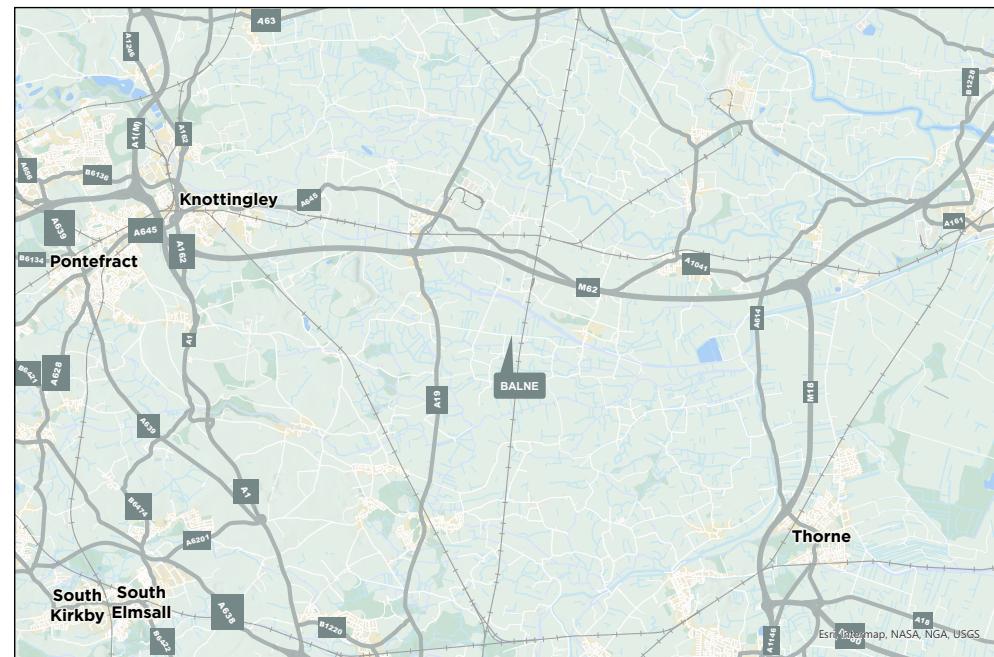
North Yorkshire Council  
([www.northyorks.gov.uk](http://www.northyorks.gov.uk))

## Viewings

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

/// what3words

/// consults.lurching.series



## Harrogate

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## Important Information

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