



Land off Common Road

| Broomfleet, Hull

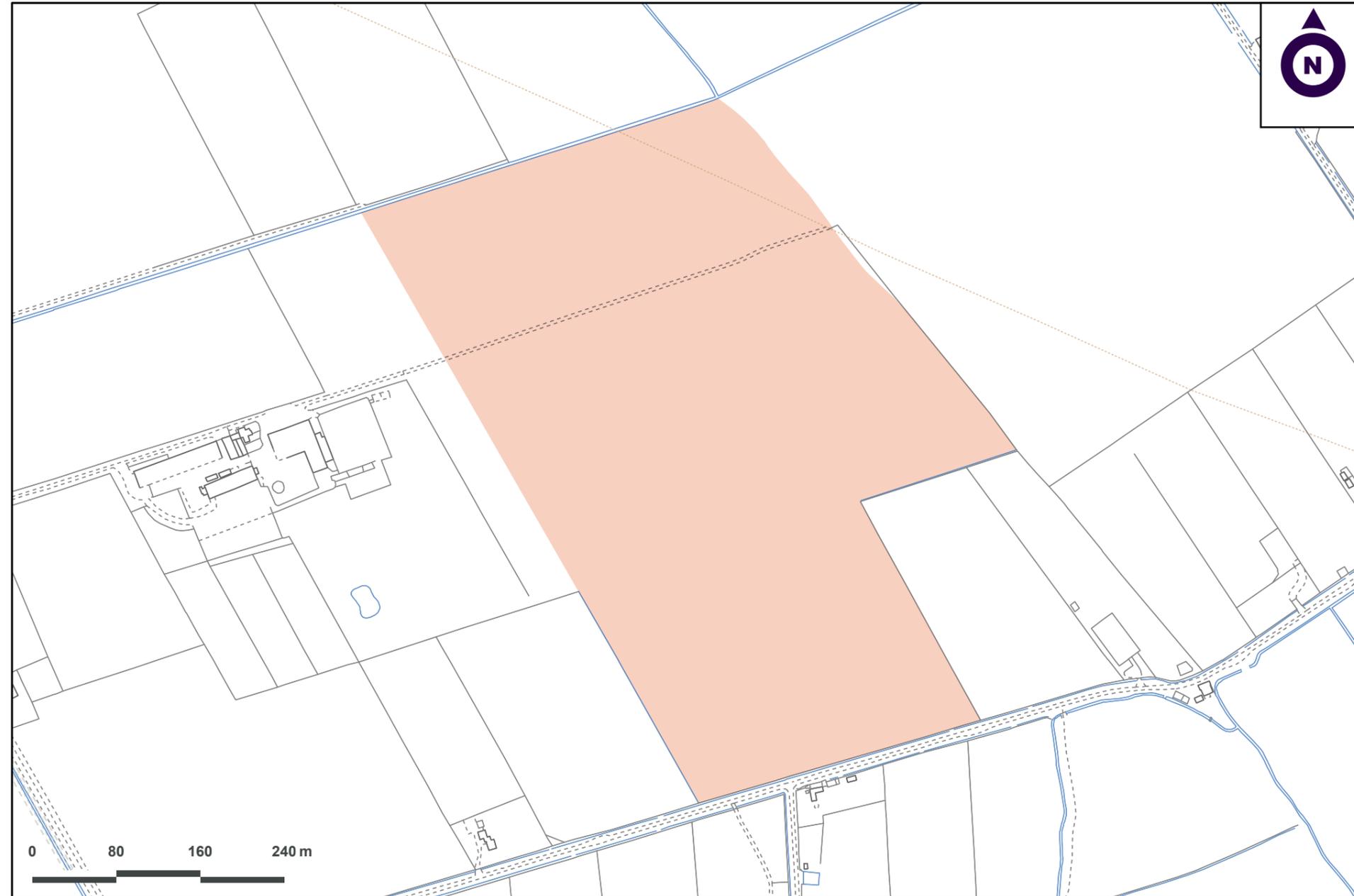
| **Carter Jonas**

Land off Common Road Broomfleet Hull HU15 2EA

**56.84 acres of commercial
arable land.**

An attractive opportunity to acquire a block of commercial grade 3 arable land extending to approximately 56.84 acres (23.00 hectares).

For sale by private treaty as a whole.



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Location

The property is situated in open countryside between the villages of Newport and Broomfleet, north of Common Road half way between the junctions for Walling Fen Lane and Jaratt Hill Lane.

Land

A ring-fenced block of commercial arable land extending in all to approximately 56.84 acres (23.00 hectares).

The land has been farmed as part of an arable rotation with part of field 6023 being laid to temporary grass.

The land is classified as Grade 3 under the MAAF Provisional Agricultural Land Classification. The underlying soil type is classed as being part of the "Newchurch" series, which is described as ideal for grassland and combinable cropping.

The land is bound by Clegg Dyke to the north, farmland to the east and west (mixture of mature hedges and open boundaries) and Common Road to the south.

The land is flat in topography sitting a approximately 2m above sea level.



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.

Tenure & Possession

The property is offered for sale freehold with vacant possession available upon completion.

Environmental Schemes

The land is currently entered in Countryside Stewardship Mid-Tier (ref: 1477242).

Drainage

The property falls within the Yorkshire and Humber Drainage Board.

The vendor will retain a right of access over the property to maintain the drainage scheme as required.

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 quasi or reputed 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

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

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 chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting, Timber & Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

Local Authorities

East Riding of Yorkshire Council
eastriding.gov.uk

Viewings

Parties are permitted to view the land on foot during reasonable daylight hours whilst in possession of these sales particulars. Please inform Carter Jonas that you intend to view the land - 01423 707801.

Directions

From Hull take the A63 towards Leeds for 13 miles before exiting onto the A1034, proceed onto Willow Flats and the Common Lane. The property is on the right after 2.8 miles. Postcode - HU15 2EA



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Important Information

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