



*Land at Rimswell*

WITHERNSEA, EAST RIDING OF YORKSHIRE

**Carter Jonas**



LAND AT RIMSWELL  
WITHERNSEA  
EAST RIDING OF  
YORKSHIRE  
HU19 2BZ

Productive arable land with  
good road frontage.

For sale as a whole or in up to 3 lots by informal  
tender - 12 NOON FRIDAY 19TH NOVEMBER 2021

Carter Jonas



Lot 1

LOCATION

The land at Rimswell comprises three parcels of agricultural land situated to the north and south of the village of Rimswell within the Holderness area of the East Riding of Yorkshire. The town of Withernsea is situated approximately 3.5 miles to the south-east.

PROPERTY

**Lot 1** – agricultural land with potential to deliver environmental benefits extending to

approximately 48.86 acres (19.78 hectares) with access taken from Thirtle Bridge Lane.

**Lot 2** – ring-fenced parcel of level Grade 2 arable land extending to approximately 61.13 acres (24.74 hectares) with roadside frontage to Withernsea Road and Thirtle Bridge Lane.

**Lot 3** – ring-fenced parcel of level Grade 2 arable land extending to approximately 32.44 acres (13.13 hectares) with roadside frontage to B1362.

CROPPING HISTORY

	2021	2020	2019	2018	2017
<b>Lot 1</b>	Wheat (pt.) OSR (pt.)	OSR (pt.) Wheat (pt.)	Barley	Barley (pt.) Wheat (pt.)	Wheat (pt.) Barley (pt.)
<b>Lot 2</b>	Barley	Barley	Wheat	OSR	Barley
<b>Lot 3</b>	OSR	Barley	Barley	Wheat	OSR



Lot 1





# LAND

## Lot 1

Ring-fenced parcel of agricultural land with potential to deliver environmental benefits extending to approximately 48.86 acres (19.78 hectares). The land comprises arable land extending to 29.05 acres (11.76 hectares), permanent grassland extending to 17.07 acres (6.91 hectares) and amenity/wildlife pond extending to 2.74 acres (1.11 hectares).

The land is classified as being Grade 3 under the former MAFF Land Classification Series with the underlying soil being part of the Holderness series which is classed as a slowly permeable fine loamy soil summarised as being suitable for cereals and short-term grassland.

The land is gently undulating rising from sea level to approximately 10 metres above sea level. Access is taken directly from Thirtle Bridge lane.

## Lot 2

Productive parcel of level arable land extending to approximately 61.13 acres (24.74 hectares).

The land is classified as being Grade 2 under the former MAFF Land Classification Series with the underlying soil being part of the Holderness series which is classed as a slowly permeable fine loamy soil summarised as being suitable for cereals and short-term grassland.

The land benefits from roadside frontage to Withernsea Road and Thirtle Bridge Lane.

## Lot 3

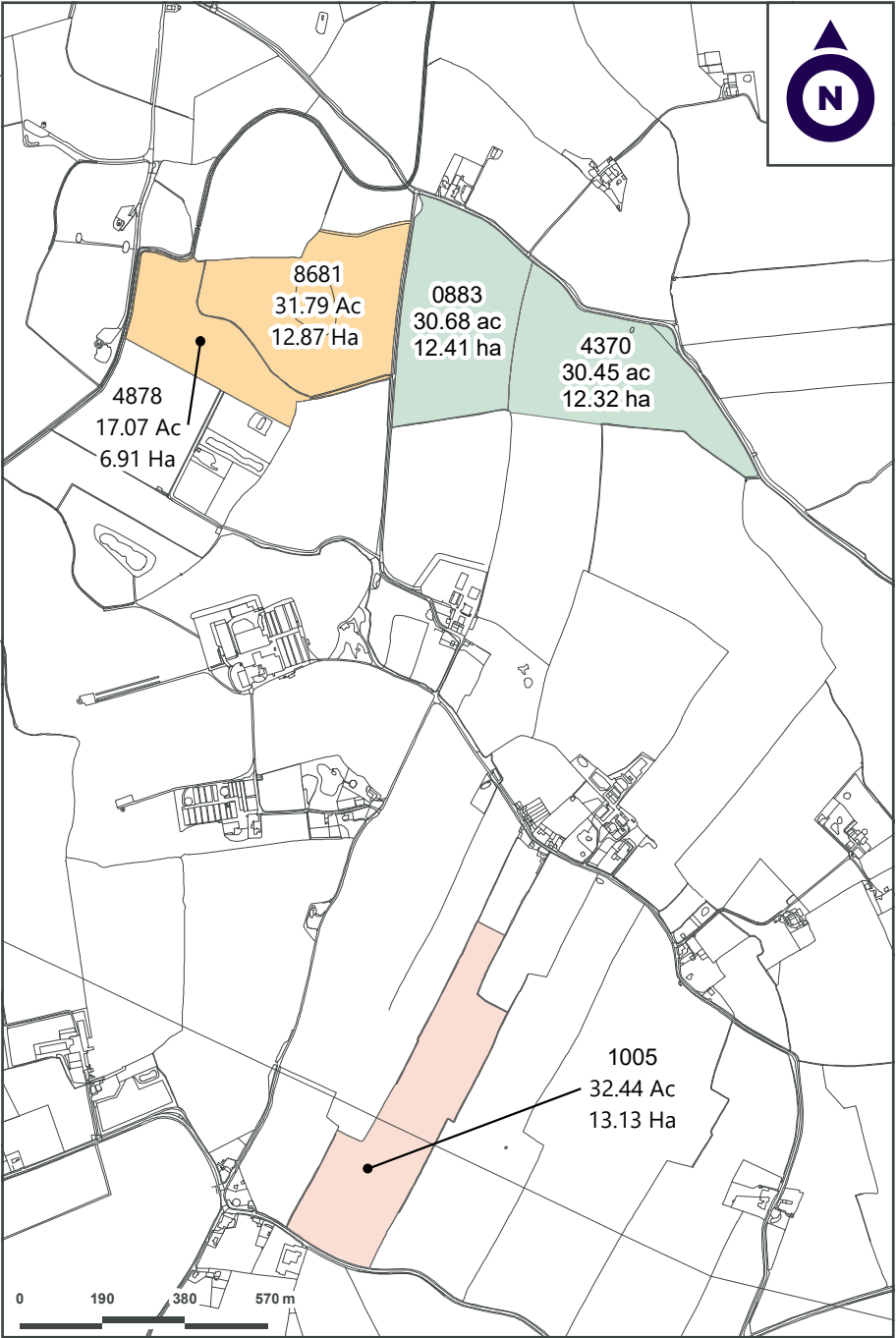
Ring-fenced parcel of level arable land extending to approximately 32.44 acres (13.13 hectares).

The land is classified as being Grade 2 under the former MAFF Land Classification Series with the underlying soil being part of the Holderness series which is classed as a slowly permeable fine loamy soil summarised as being suitable for cereals and short-term grassland.

The land benefits from roadside frontage to B1362.

# LAND PLAN

- LOT 1 - 48.86 ACRES (19.78 HECTARES)
- LOT 2 - 61.13 ACRES (24.74 HECTARES)
- LOT 3 - 32.44 ACRES (13.13 HECTARES)





## METHOD OF SALE

The property is offered for sale as a whole or in up to 3 lots by informal tender.

Tender forms are available on request and should be submitted to the Harrogate office of Carter Jonas by either post or email no later than 12 noon on Friday 19th November 2021.

## TENURE & POSSESSION

The property is offered for sale freehold with vacant possession.

## BASIC PAYMENT SCHEME

The land has been registered for the Basic Payment Scheme (BPS). The appropriate Basic Payment Scheme Entitlements are included in the sale. The Vendors will use their reasonable endeavours to transfer the appropriate BPS entitlements to the Purchaser(s) upon completion in accordance with the scheme rules. The Vendors have submitted a Basic Payment Scheme claim for the 2021 scheme year and the 2021 payment will be retained.

## DESIGNATIONS

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

## INGOING VALUATION

In addition to the purchase price and the payment for fixtures and fittings (if any), the purchaser will be required to pay for any growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry calculated on actual costs at cost or market value (whichever is the higher) and any items normally paid for at ingoing. No claim will be allowed for dilapidations or any other matters.

## 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.

## 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 TIMBER & MINERAL RIGHTS

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

## LOCAL AUTHORITY

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 whilst in possession of these particulars. Please inform Carter Jonas that you intend to view the land - 01423 707801

## DIRECTIONS

Leave Withernsea travelling north-west on the B1242. After approximately 2.5 miles turn left onto Thirtle Bridge Lane signposted Rimswell. Lots 1 and 2 are situated either side of Thirtle Bridge Lane. For Lot 3, continue south along Thirtle Bridge Lane before joining Tower Road. After approximately 1.5 miles, turn left on to the B1362 and Lot 3 is situated on the left hand side.



Lot 1 - ///submerge.shops.vote

Lot 2 - ///powering.album.shrub

Lot 3 - ///intelligible.bloodshot.clings



## HARROGATE

01423 707 801 | [sam.johnson@carterjonas.co.uk](mailto:sam.johnson@carterjonas.co.uk)  
Regent House, 13-15 Albert Street, Harrogate HG1 1J

## LONDON

020 7518 3264 | [mayfair@carterjonas.co.uk](mailto:mayfair@carterjonas.co.uk)  
127 Mount Street, Mayfair, London W1K 3NT

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



[carterjonas.co.uk](http://carterjonas.co.uk)  
Offices throughout the UK

**Carter Jonas**

Regent House  
13-15 Albert Street  
Harrogate  
HG1 1JX

T: 01423 523423

F: 01423 521373

Your ref:

Our ref:

Date as Postmark

Dear Sir/Madam,

## LAND AT RIMSWELL, WITHERNSEA, EAST RIDING OF YORKSHIRE

We are pleased to attach herewith the sale particulars for the land at Rimswell which is offered for sale by informal tender with offers invited by **12 noon on Friday 19<sup>th</sup> November 2021.** The Property is offered as a whole or in up to 3 lots as follows:

<b>Lot 1</b>	Ring fenced parcel of Grade 2 and 3 arable and pasture land with wildlife pond extending to approx. 48.86 acres (19.78 hectares)	<b>£400,000</b>
<b>Lot 2</b>	Ring fenced parcel of level Grade 2 arable land extending to approx. 61.13 acres (24.74 hectares).	<b>£675,000</b>
<b>Lot 3</b>	Ring-fenced parcel of level Grade 2 arable land extending to approx. 32.44 acres (13.13 hectares).	<b>£350,000</b>

Should you have any queries or wish to view the property, please do hesitate to contact me at this office.

Yours faithfully,



**Sam Johnson**  
Associate Partner

E: sam.johnson@carterjonas.co.uk

T: 01423 707801

M: 07768 658217

**LAND AT RIMSWELL, WITHERNSEA, EAST RIDING OF YORKSHIRE**

For Sale by Informal Tender

**TENDER FORM AND CONDITIONS OF SALE**

Offers should be submitted to the Selling Agent (Sam Johnson / Tom Hind) no later than

**12:00 NOON on FRIDAY 19<sup>th</sup> NOVEMBER 2021**

by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

**Your attention is drawn to the following Conditions of Sale:**

- 1) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 5) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or indeed any offer.
- 7) Offers made by email should be submitted under the subject heading "**LAND AT RIMSWELL**".
- 8) Offers made by post should be submitted in a sealed envelope with "**LAND AT RIMSWELL**" written in the top left-hand corner. If you wish to contact the office to confirm receipt, please include a reference on the rear of the envelope.

**Offers should be completed and submitted on the form attached overleaf.**

**LAND AT RIMSWELL, WITHERNSEA, EAST RIDING OF YORKSHIRE**

Subject to Contract

**TENDER FORM**

To be returned to Selling Agent's Harrogate Office

**by 12:00 NOON on FRIDAY 19<sup>th</sup> NOVEMBER 2021**

Carter Jonas LLP  
 Regent House, 13-15 Albert Street  
 Harrogate  
 North Yorkshire  
 HG1 1JX

sam.johnson@carterjonas.co.uk  
 thomas.hind@carterjonas.co.uk

Tel: 01423 523 423

**Name** .....

**Address** .....

**Telephone** .....

**Offer**

<b>LOT</b>	<b>DESCRIPTION</b>	<b>GUIDE</b>	<b>OFFER</b>
<b>Lot 1</b>	Agricultural land with potential to deliver environmental benefits extending to approx. 48.86 acres (19.78 hectares)	<b>£400,000</b>	.....
<b>Lot 2</b>	Ring fenced parcel of level Grade 2 arable land extending to approx. 61.13 acres (24.74 hectares).	<b>£675,000</b>	.....
<b>Lot 3</b>	Ring-fenced parcel of level Grade 2 arable land extending to approx. 32.44 acres (13.13 hectares).	<b>£350,000</b>	.....

**My / Our offer is:** a Cash purchase  
 (delete as applicable) Subject to Finance  
 Subject to the sale of other property

If the offer is subject to any conditions (e.g. survey, planning or timescale) please give full details.

.....  
 .....

**Financial Reference:**

Name .....

Address .....

Telephone .....

**Solicitor**

Name .....

Address .....

Telephone .....

*Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.*

Signed .....

Dated .....

Print name .....

TO BE RETURNED TO CARTER JONAS

**ON OR BEFORE 12:00 NOON ON FRIDAY 19<sup>th</sup> NOVEMBER 2021**

**Carter Jonas**

REGENT HOUSE  
13-15 ALBERT STREET,  
HARROGATE,  
HG1 1JX

Sam Johnson  
[sam.johnson@carterjonas.co.uk](mailto:sam.johnson@carterjonas.co.uk)

Tom Hind  
[thomas.hind@carterjonas.co.uk](mailto:thomas.hind@carterjonas.co.uk)