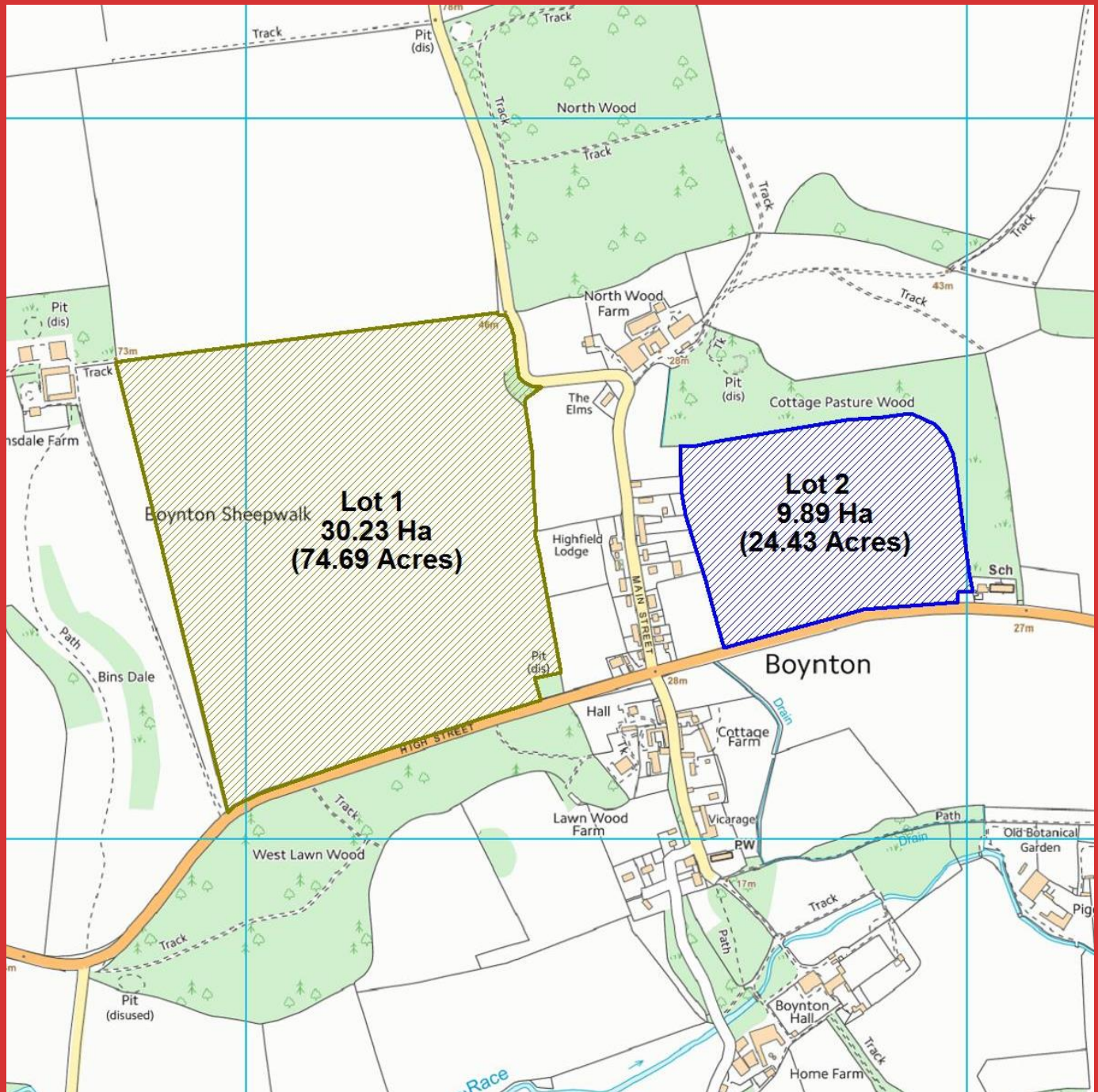


# BOYNTON

## BRIDLINGTON, EAST YORKSHIRE



# Dee Atkinson & Harrison

**FOR SALE** - As a Whole or in 2 Lots

**40 Hectares (99 Acres) of Grade II Arable Land**

**Guide Price: £1,220,000 (The Whole)**

# GRADE II 'WOLD' LAND APPROX. 40 HA (99 ACRES) IN TOTAL BOYNTON, EAST YORSHIRE

Bridlington 3.5 miles | Driffield 13 miles | Scarborough 15 miles | Malton 26 miles  
(All distances approximate)

## DESCRIPTION

The land consists of highly productive Grade II arable land, offering an ideal opportunity for existing farmers to expand or for investors seeking quality land in an area where there is high demand for rental and contract farming opportunities.

The soils are classified within the 'Andover 1' series and consist of easy working, free draining soils over chalk, capable of growing a wide range of crops, including roots. The land is south facing, situated 30-90 metres above sea level and divided into two large, regular shaped fields, well suited to modern farm machinery. Both fields are currently cropped with vining peas, providing an ideal entry for a 1<sup>st</sup> Wheat crop in autumn 2017.

## LOCATION AND ACCESS

The southern boundary of the land adjoins the B1253 leading between Sledmere and Bridlington, with a minor road leading between the villages of Boynton and Grindale also providing access to Lot 1 on the eastern boundary.



## LOTING

The land is divided into two fields and offered for sale as a whole or in 2 lots as follows:

	Ha	Acres	Guide Price
Lot 1	30.23	74.69	£925,000
Lot 2	9.89	24.43	£295,000
<b>Total =</b>	<b>40.12</b>	<b>99.12</b>	<b>£1,220,000</b>

Prospective purchasers interested in only one of the lots should confirm their interest with the selling agent.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and Basic Payment Entitlements are included in the sale. The purchaser(s) will be required to indemnify the vendor against any future breaches of cross compliance between the date of completion and the end of the Cross Compliance period.

## NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.



## AREAS AND HISTORIC CROPPING

Lot No.	RLR No.	RLR Gross Area		Description	Cropping History					
		Ha	Acres		2017	2016	2015	2014	2013	2012
1	1338	30.09	74.35	Arable	Vining Peas	W Wheat	W Wheat	Potatoes	W Wheat	W Wheat
	5504	0.14	0.34	Copse	Copse	Copse	Copse	Copse	Copse	Copse
2	8044	9.89	24.43	Arable	Vining Peas	W Wheat	W Wheat	Potatoes	W Wheat	W Wheat
	<b>Total</b>	<b>40.12</b>	<b>99.12</b>							

Note: The areas in the table are taken from the RPA Rural Land Register (RLR) Plans and the OS Pro-map System.



## STEWARDSHIP SCHEME

The land has been entered into a Stewardship Scheme and the scheme options include: Field Corners (1.30 Ha) and 6m buffer strips (0.34 Ha). The purchaser(s) will be required to continue with the agreement including making up any shortfall of points on each lot, if appropriate. The purchaser(s) will be required to indemnify the vendor against any breaches of the scheme rules, including the repayment of any money previously claimed under the agreement, if it is terminated.

## METHOD OF SALE

The land is offered for sale by Private Treaty. Interested parties should register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale will be concluded.

## TENURE & POSSESSION

The land is for sale freehold, with vacant possession available upon completion.

## INGOING VALUATION

An ingoing valuation will be payable by the purchaser(s) for any seeds, fertilisers, cultivations, sprays and acts of husbandry applied to the land or undertaken prior to completion.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

Lot 1 is crossed by an overhead electricity line. There are no other public or private rights of way, easements or wayleaves affecting the land.

## SPORTING AND MINERAL RIGHTS

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

## PLANNING

Enquiries in respect of the land should be directed to:  
East Riding of Yorkshire Council, County Hall,  
Beverley, East Yorkshire, HU17 9BA T: (01482) 393939

## PLANS, AREAS AND SCHEDULES

The plans provided and the areas stated are for guidance only and are subject to verification with the registered title/deeds. It is the responsibility of the purchaser(s) to verify all boundaries and areas prior to completing contracts of sale.

## 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 advises the Purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

## VAT

If the sale, any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price.

## VIEWING

Viewings of the land are to be arranged strictly by prior appointment through Dee Atkinson & Harrison.

## HEALTH AND SAFETY

Please note that the land is currently part of a working farm with potential hazards. Please be vigilant when viewing.

**FURTHER INFORMATION**, please contact:

**Oliver Stones BSc (Hons) MRICS FAAV**

| T: (01377) 253151 | M: 07912 481162

E: [oliver@dee-atkinson-harrison.co.uk](mailto:oliver@dee-atkinson-harrison.co.uk)

**Sales Particulars Prepared: July 2017/Photographs: July 2017**



**The Exchange, Driffield | 01377 253151 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)**

**Disclaimer:** Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.



**Lot 1 – View East**



**Lot 2 – View North**

