



Dee
Atkinson
& Harrison

86.52 Acres (35.01 Hectares) of Grade 2 Arable Land at Bewholme, Nr Driffield, East Yorkshire

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Bewholme, Nr Driffield, East Yorkshire

Guide Price: £775,000 (*As a Whole*)

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DESCRIPTION

The land comprises two parcels of Grade 2 productive arable land situated north of Bewholme village west of Gardham Lane which runs north from Bewholme to Skipsea Brough.

The soils for both parcels are classified within the Holderness Soil Series which consists of fine loamy soil well suited to growing cereals, oilseeds, protein crops and grassland. The land benefits from comprehensive land drainage and maps are available for inspection.

LOCATION PLAN



LOCATION AND ACCESS

The land is located approximately 9 miles to the east of the market town of Driffield and 10 miles to the north east of Beverley and 3 miles west of Hornsea.

The land is accessed from Gardham Lane over a stoned right of access through the property known as 'Balnmore Stud'. Please note that viewing is strictly by prior arrangement.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The land is for sale by Private Treaty as a whole. Interested parties should register their interest with Dee Atkinson and Harrison to be kept informed as to how the sale will be concluded. The Vendor reserves the right to complete a sale by any other means at their discretion.

TENURE & POSSESSION

The land is for sale freehold with vacant possession.

SERVICES

There are no services connected to the land as far as the vendor is aware.

BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Payments Rural Land Register

AGRI - ENVIRONMENT SCHEMES

The land is not included within an Agri Environment Scheme.

NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

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

INGOING VALUATION

NG 8123 has been sown with Winter Barley and NG 2417 is Fallow. 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.

PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

A public bridlepath runs along the access track east to west and turns north at the internal boundary between the two parcels. An easement in favour of National Grid crosses NG2147 east to west and part of NG8123.

The land is sold with the benefit of all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

PLANNING

Planning enquiries in respect of the land should be directed to:

East Riding of Yorkshire Council, County Hall Cross Street
Beverley HU17 9BA
Tel: 01482 393939

PLANS, AREAS AND SCHEDULES

The plans provided in these sales particulars and the areas stated are for guidance only and are subject to verification with the title deeds.

SCHEDULE & CROPPING

Map Ref	NG NO	Desc	Area Ac	Area Ha	2024	2023	2022	2021	2020
TA1651	2147	Arable	51.74	20.94	Fallow	W Wheat	Sp Bly	W Wheat	W OSR
TA1551	8123	Arable	34.77	14.07	W Bly	W Bly	W Wheat	W OSR	W Bly
Total			86.52	35.01					

CONTAMINATED LAND

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee 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

In the event that the sale of the property or 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

Viewing of the land can be arranged by prior appointment with 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 the land.

FURTHER INFORMATION

For further information please contact:

Davina Fillingham MRICS FAAV NSch
Tel: (01377) 253151 Mobile: 07841 051152
Email: davina@dee-atkinson-harrison.co.uk

Please note that if you have downloaded these particulars from the internet you will need to register your interest with our office to be kept informed of the sale process.

NOTES

Sales Particulars: Prepared May 2024. Photographs May 2024





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