

A wide-angle photograph of a vast agricultural field filled with lush green crops, likely a cover crop or young grain. The field stretches to a flat horizon under a clear, bright blue sky. In the distance, a line of trees and some buildings are visible. The overall scene is bright and clear, suggesting a sunny day.

Dee  
Atkinson  
& Harrison

31.21 Acres (12.63 Hectares) or thereabouts of Arable Wold Land

Huggate, Nr Driffield, East Yorkshire



# 31.21 Acres (12.63 Hectares) of Arable Wold Land

## Huggate, Nr Driffield, East Yorkshire

### Guide Price: £450,000 (*As a Whole*)

Dee  
Atkinson  
& Harrison

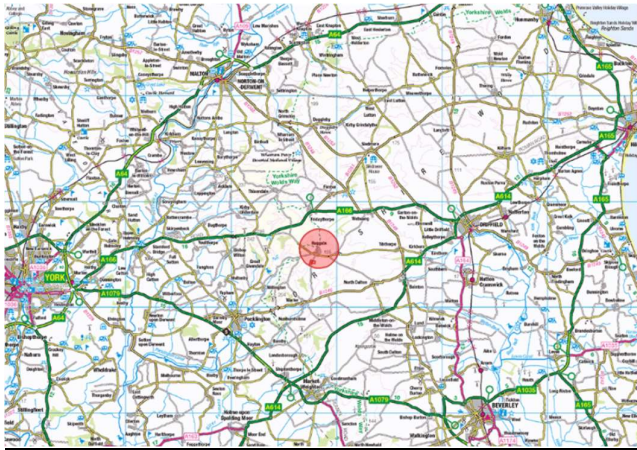
#### DESCRIPTION

The land, as shown edged red on the plan included within these particulars, comprises two parcels of productive and versatile 'Wold' type arable land located to the east and west of Mill Lane, a short distance to the south of the village of Huggate on the Yorkshire Wolds.

The land lies between 160m – 170m above sea level and is generally level. It is currently cropped with potatoes for the 2024 crop.

The soils are within the Andover 1 soil series capable of growing high yielding crops including cereals, oilseeds, peas and potatoes.

#### LOCATION PLAN



#### LOCATION AND ACCESS

The land is located south of Huggate village which itself is located around 11 miles to the west of the Market Town of Driffield and approximately 7½ miles north east of the Market

Town of Pocklington. Each parcel has road frontage to and access from Mill Lane which leads to Warter village.

#### 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 Vendors reserve the right to complete a sale by any other means at their discretion.

##### TENURE & POSSESSION

The land is currently occupied by way of an oral Farm Business Tenancy (FBT) and Notice to Quit has been served to terminate the FBT on 5<sup>th</sup> April 2025.

##### SERVICES

We are advised that there is a water supply to the land.

##### 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

If an ingoing valuation is required the Purchaser(s) will, in addition to the purchase price, pay an ingoing valuation for any growing crops, acts of husbandry, cost of cultivations,

seed, fertiliser and sprays. The value of the ingoing payment will be set by Dee Atkinson & Harrison.

##### PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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.

##### 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 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.

## AREA SCHEDULE

Map Ref	NG No	Description	Area Ac	Area Ha
SE8754	6028	Arable	15.96	6.46
SE8754	8530	Arable	15.25	6.17
<b>Total</b>			<b>31.21 Ac</b> or thereabouts	<b>12.63 Ha</b> or thereabouts

## VAT

In the event that the sale of the land 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:

Samantha Mellor MRICS FAAV

Tel: (01377) 253151

Email: [sam.mellor@dee-atkinson-harrison.co.uk](mailto:sam.mellor@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.**

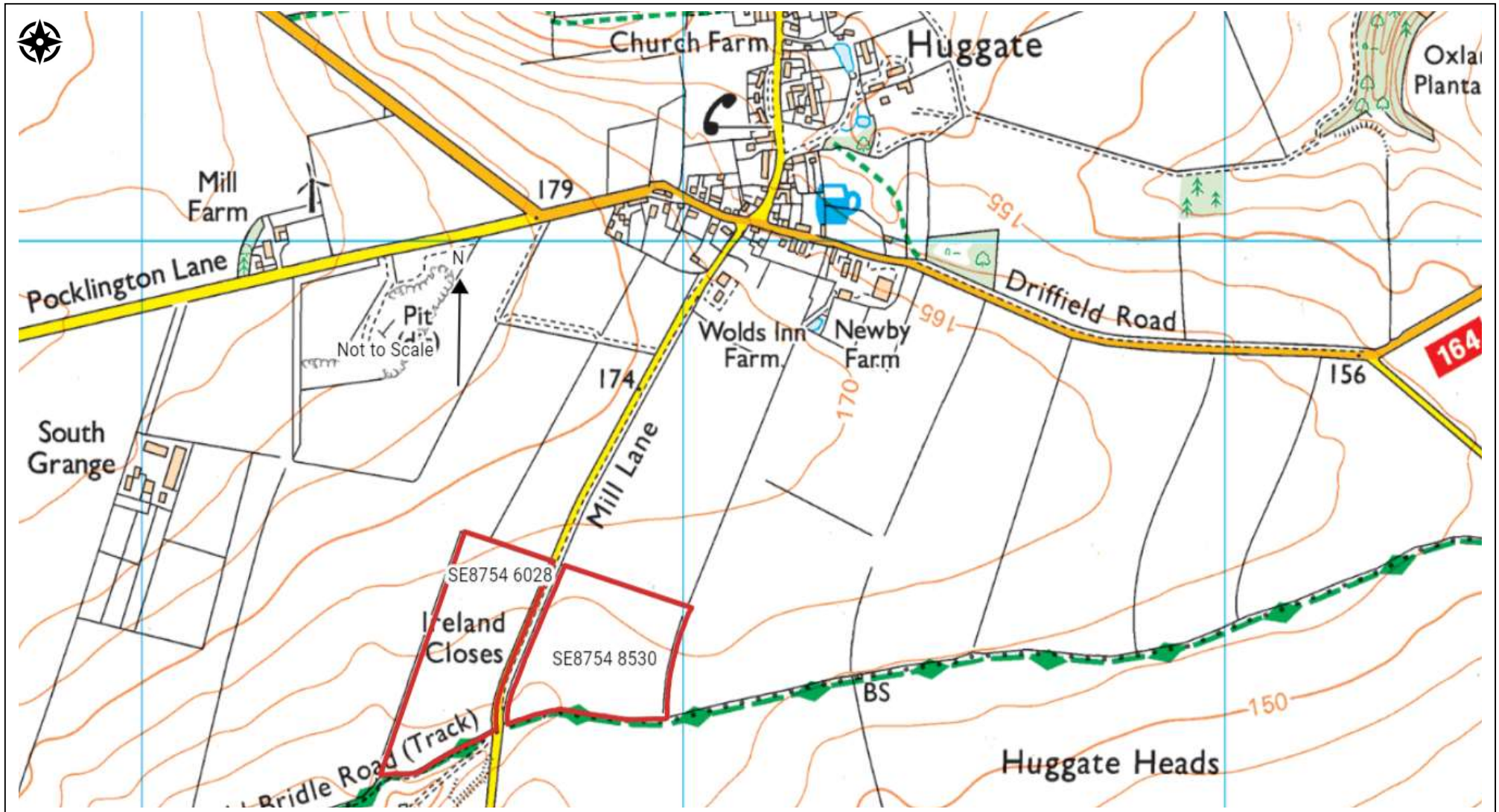
## NOTES

Sales Particulars prepared: September 2024

Photographs taken: September 2024







**DEE ATKINSON & HARRISON**  
**THE EXCHANGE**  
 EXCHANGE STREET  
 DRIFFIELD  
 E YORKS  
 YO25 6LD  
 Tel: 01377 253151

[WWW.DEE-ATKINSON-HARRISON.CO.UK](http://WWW.DEE-ATKINSON-HARRISON.CO.UK)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendor 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.



**Dee  
 Atkinson  
 & Harrison**