

An aerial photograph of a vast agricultural landscape. A large, irregularly shaped plot of land is outlined with a thick red line. This plot is primarily composed of green, cultivated fields, with some sections appearing to be in different stages of growth or different crops. To the left of the main plot, there is a smaller, brownish field, possibly recently plowed. The landscape is rolling, with various field boundaries and hedgerows visible. In the far distance, a range of hills or mountains is visible under a clear blue sky with a few wispy clouds. The overall scene is one of a well-maintained, productive agricultural area.

Dee
Atkinson
& Harrison

FOR SALE 109.03 Acres (44.12 Hectares) of Arable Land
Newbald, Nr Beverley, East Yorkshire

FOR SALE 109.03 Acres (44.12 Hectares) of Arable Wold Land Newbald, Nr Beverley, East Yorkshire

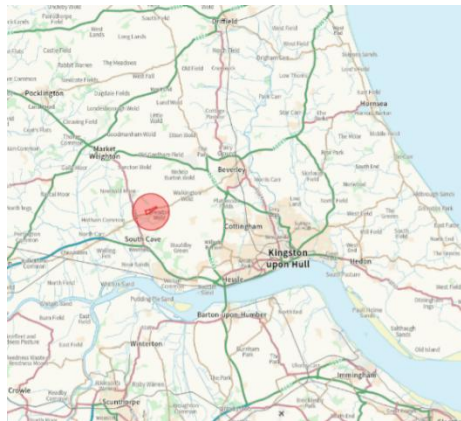
Guide Price: £1,500,000 (*As a Whole or in Two Lots*)

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DESCRIPTION

The land, as shown edged red and blue on the plans included within these particulars, comprises productive and versatile Grade 2 'Wold' arable land located to the north of Hunsley Road (B1230) and to the west of High Hunsley crossroads, a short distance to the south of the villages of North and South Newbald.

The land lies between 140-161 metres above sea level, is generally level and well suited to modern farm machinery. The soils are within the Panholes soil series, capable of growing high yielding crops including cereals, oilseeds, peas and potatoes.



LOCATION AND ACCESS

The land is located on the B1230 Hunsley Road with extensive road frontage thereto and is situated around 1.4 miles from North Newbald and 7 miles from Beverley. Both lots 1 and 2 have access road frontage to and access from Hunsley Road and Whin Lane leading to Trundlegate and Newbald village.

THE LAND IS AVAILABLE AS A WHOLE OR IN TWO LOTS:

LOT 1

Extending to around 49.13 Acres (19.88 Hectares), Lot 1 consists of two parcels of productive arable land currently cropped with Winter Wheat and Winter Barley.

LOT 2

Extending to around 59.90 Acres (24.24 Hectares), Lot 2 consist of two parcels of productive arable land, one parcel within an existing Sustainable Farming Incentive agreement and an area of hardstanding off Hunsley Road. The land is currently cropped with Winter Barely and Oilseed Rape.

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 title number is HS271858. The land is currently Freehold and is offered with Vacant Possession upon completion of sale.

AGRI - ENVIRONMENT SCHEMES

Around 5.36 acres (2.17 hectares) of Lot 2 is entered into a Sustainable Farming Incentive (SFI) agreement under option CAHL3 'Grassy field corners and blocks', due to end on 30 November 2027.

SERVICES

As far as the vendor is aware there are no services to the land.

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.

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.

A public footpath, forming part of the Yorkshire Wolds Way National Trail, runs along the eastern boundary and partly along the southern boundary of Parcel Three.

The Easington to Asselby national gas transmission pipeline transects the land.

HISTORIC BEACON

Located within the title is the High Hunsley Beacon.

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.

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.

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

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 undertake 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 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:

David Atkinson MRICS FAAV

Tel: (01377) 253151

Email: david@dee-atkinson-harrison.co.uk

Sales particulars prepared: June 2025

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.



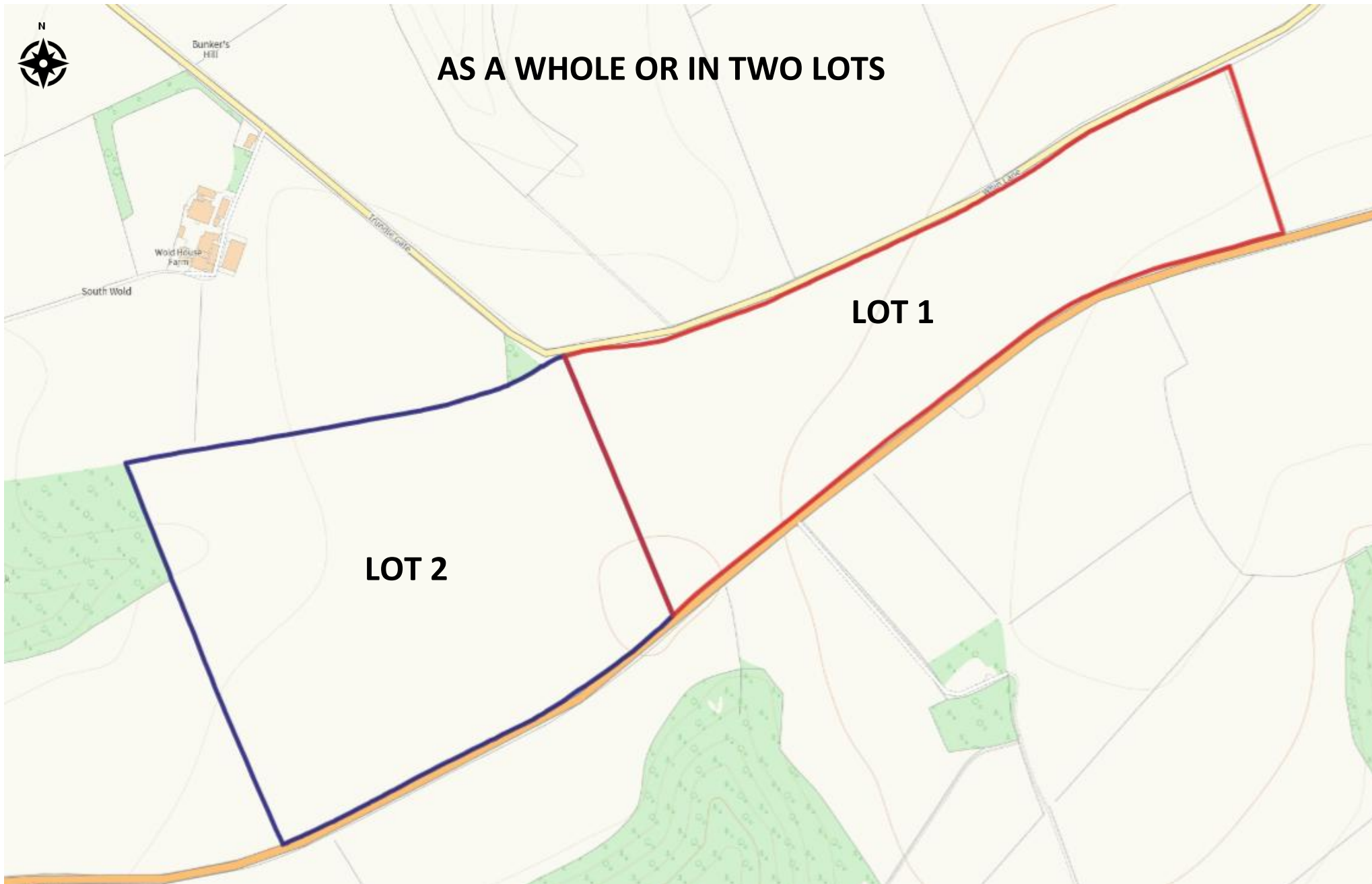
CROPPING HISTORY

Map Ref	NG Number	2025	2024	2023	2022	2021
SE9335	8303	W. Wheat	OSR	W. Barley	W. Wheat	W. Wheat
SE9334	2974	W. Barley	W. Barley	W. Wheat	W. Wheat	Vining Peas
SE9234	9254	OSR	W. Barley	S. Barley	W. Barley	S. Barley

AREA SCHEDULE

Map Ref	NG Number	Description	Area Ac	Area Ha
Lot 1				
SE9335	8303	Arable	22.39	9.06
Part SE9334	2974	Arable	26.74	10.82
Subtotal			49.13 Ac	19.88 Ha
Lot 2				
Part SE9334	2974	Arable	14.00	5.67
SE9234	9254	Arable	39.49	15.98
SE9234	7266	Temporary Grassland	6.23	2.52
SE9334	1848	Hardstanding	0.18	0.07
Subtotal			59.90	24.24
Total			109.03 Ac or thereabouts	44.12 Ha or thereabouts





AS A WHOLE OR IN TWO LOTS

LOT 1

LOT 2



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

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.

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