

GILBERDYKE, NR HOWDEN, HU15 2UX

(Howden - 6 miles) (M62 J38 - 4 miles)

92.76 ACRES (37.54 HECTARES)

ARABLE LAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE 12 NOON

TUESDAY 15th JULY 2025

GUIDE PRICE - £10,000 PER ACRE

Selling Agents

DDM Agriculture

Bishops Manor

Market Place

Howden, DN14 7BL

Tel: 01430 331333

Ref: Charles Clegg

Email: howden@ddmagriculture.co.uk



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GENERAL REMARKS AND STIPULATIONS

The land is to be offered for sale by informal tender in 2 lots and is available to purchase in individual lots or as a whole.

The closing date for tenders is 12 noon on Tuesday 15th July 2025.

Lot 1 (edged red and hatched yellow) 77.07 Acres or thereabouts of Arable Land

Situation

The land is situated on the fringe of the village of Gilberdyke and will be found by turning north off the Main Road into Thornton Dam Lane and the land is on the right hand side.

The Land

The land comprises a block of arable land and is farmed as 3 fields.

Land Schedule

The land is shown on the land parcel identification scheme (formerly the Rural Lane Register) as:

SE 8330 6932	9.86 Net	9.82
SE 83307411		5.10
SE8329 8183 part		<u>16.21</u>
		31.19 Hectares
		(77.07 Acres)

Cropping

The recent cropping has been:

6932

2025	Winter Barley
2024	Spring Barley
2023	Winter Wheat
2022	Winter Wheat
2021	Spring Barley

7411

2025	SFI
2024	Spring Barley
2023	Winter Barley
2022	Winter Wheat
2021	Spring Barley

8183pt

2025	10.5 Hectares SFI, balance Winter Wheat
2024	10.5 Hectares SFI, balance Spring Barley
2023	Winter Wheat
2022	Winter Wheat
2021	Fallow

The land is to be left stubble and grass.

NB: The southern boundary of Lot 1 is 10 metres north of the residential fence.



Lot 2 (edged red and hatched blue) 15.69 Acres or thereabouts of Arable Land

Situation

The land is situated on the fringe of the village of Gilberdyke and will be found by turning north off the Main Road into Thornton Dam Lane and the land is on the right hand side.

The Land

The land comprises a block of arable land and is farmed as one field.

Land Schedule

The land is shown on the land parcel identification scheme (formerly the Rural Lane Register) as:

SE 8330 6932 6.35 Hectares
 (15.69 Acres)

Cropping

The recent cropping has been:

5206

2025 Winter Wheat
2024 Spring Barley
2023 Winter Wheat
2022 Winter Wheat
2021 Peas

The land is to be left stubble.

Drainage Easement

2 drainage easements cross the land east to west.

General Remarks

Drainage Rates

Drainage rates are payable to the Ouse and Humber Drainage Board.

Schedule of Land Areas

National Grid numbers and areas as identified on the Rural Land Register have been used in the schedules of the Land and are for reference purposes only. They are to be believed to be correct but the Purchaser/s shall be deemed to have satisfied themselves by inspection, and measurement or otherwise that the description contained in these particulars describes the property, and any errors or misstatements shall not annul the sale or entitle the Purchaser to any compensation.

Tenant Rights & SFI

There shall be no Tenant right payable by the Purchaser.

The Purchaser shall have no right to claim for dilapidations or deductions upon the land.

The land is currently in a larger SFI scheme and the vendor will retain the 2025 payment and then seek to withdraw the land for sale from the scheme.

Rights of Ways, Easement and Wayleaves

The land is sold subject to all rights, rights of way, whether public or private, light, support, drainage, water and electricity supplied and other rights and obligations, easements, quasi-easements and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

Electric poles traverse both Lots 1 and 2

Method of Sale

The land is for sale by informal tender. Details of the conditions of tender and a tender form is attached to the brochure. All tenders should be received at DDM Agriculture office at Bishops Manor, Market Place, Howden, DN14 7BL in an envelope marked 'Gilberdyke Land Tender' by 12 noon on Tuesday 15th July 2025

Land Soil Types

The land is Grade 3 on the Land Classification Map of England and Wales and is of The Foggathorpe series of slowly permeable clayey, pelo-stagnogley soils in stoneless glaciolacustrine clay.

Plan

The land is shown on the attached plan.

This plan is based on the Ordnance Survey with the sanction of the controller of H M Stationery Office crown copyright reserved licence number ES100029377. These plans have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Any boundaries displayed are based on Land Registry map search data and are given as a guide and may not be precise.

Thornton Dam Lane

The maintenance of the unadopted part of Thornton Dam Lane has been traditionally shared between users.

Exchange of Contracts and Completion

Exchange of contract for each lot shall be within 42 days of acceptance of a tender with legal completion as soon as practicable thereafter. Early entry on payment of a double deposit may be available.

Viewing

The land may be viewed at any reasonable time upon receipt of these particulars.

Further Information

Further information is available from the selling agent DDM Agriculture, Howden.

Contact details charles.clegg@ddmagriculture.co.uk. Tel: 01430331333

