

LAND AT BUCKTON

BRIDLINGTON, EAST YORKSHIRE

Lot 1

CUNDALLS
EST 1860

savills



Lot 1

LAND AT BUCKTON

BRIDLINGTON, EAST YORKSHIRE, YO15 1HU

PRODUCTIVE BLOCK OF ARABLE AND GRASSLAND WITH BIO-DIVERSITY OPPORTUNITIES

In all about 254 acres of free draining predominantly Grade 3 arable land in a ring fence block

About 223 acres of arable or temporary grassland capable of producing cereal and root crops

About 17 acres of grassland in a sheltered dale

Attractive pond area, cliff top and SSSI land providing bio-diversity opportunities and stewardship income

A further 392 acres of arable and grassland with grain store situated 3 miles to the east at Flamborough, available by separate negotiation

FOR SALE AS A WHOLE OR IN UP TO TWO LOTS

LOT 1: 230.90 acres - arable land and cliff top

LOT 2: 23.54 acres - grassland, scrub and SSSI area

GUIDE PRICE AS A WHOLE: £2,150,000



Cundalls
15 Market Place, Malton
North Yorkshire, YO17 7LP
tom.watson@cundalls.co.uk
+44 (0) 1653 697820
cundalls.co.uk



Savills York
River House, 17 Museum Street
York, YO1 7DJ
wdouglas@savills.com
+44 (0) 1904 617 800
savills.co.uk

DESCRIPTION

254 acres of predominantly free draining arable land, together with grassland, pond and SSSI area offering bio-diversity opportunities. The land is situated in an attractive coastal location on the immediate edge of Buckton village.

In all there is around 223 acres of arable land which comprises free draining soils capable of producing high yielding arable and root crops. There is about 23 acres of permanent pasture, which includes a natural pond area and SSSI known as Hoddy Cows Spring, this scrubland could also provide bio-diversity opportunities.

The land has the benefit of good road frontage and access from three points. The land gently undulates and is free draining, with the majority of the land comprising large open fields suitable for modern farm machinery.

LOCATION & SITUATION

The land is situated with access off the B1229 to the immediate west of Buckton village. Buckton and the adjoining Bempton village is a rural east coast village situated approximately 4 miles north east of Bridlington. There is a basic range of services including primary school, shops and public houses, a larger selection of services are available in the seaside town of Bridlington.

The area is popular with tourists, being located approximately 4 miles to the north of the seaside resort of Bridlington and 15 miles to the south of Scarborough.

A full range of services and amenities including primary and secondary schools, sporting and leisure facilities, shops and restaurants can be found in the traditional seaside resort of Bridlington located within 4 miles of the subject property.

GENERAL REMARKS AND STIPULATIONS

Tenure

The freehold of the land is offered for sale with vacant possession on completion. The vendor currently operates a contract farming arrangement with a local farmer, who would have an interest in continuing an ongoing relationship with the purchaser, either on a contract farming arrangement or farm business tenancy. The grassland areas are occupied by third parties on short term annual agreements.

Land Classification

The land is classed as Grade 3 on the Agricultural Land Classification Map.





Lot	Field Name	Field No.	Total Area (ha)	Total Area (ac)	Crop 2020	Crop 2021	Crop 2022	Crop 2023	Crop 2024
1	Whinney Hill	Pt 1121	70.26	173.61	Winter Barley	Winter Oilseed Rape	Winter Wheat	Winter Wheat	Spring Barley
	Savoy Bottoms	6298	3.65	9.01	Winter Barley	Winter Oilseed Rape	Winter Wheat	Winter Wheat	Spring Barley
	Hoddy Cows	Pt 1057	13.02	32.17	Winter Barley	Winter Oilseed Rape	Winter Wheat	Winter Wheat	Spring Barley
	Hoddy Cows	1817	3.94	9.74	Winter Barley	Winter Oilseed Rape	Winter Wheat	Winter Wheat	Spring Barley
		Cliff		2.58					
		TOTAL		93.45	230.90				
2		1954	2.84	7.01	Grass	Grass	Grass	Grass	Grass
		1279	0.38	0.93	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub
		2615	4.33	10.70	Grass	Grass	Grass	Grass	Grass
		2078	1.37	3.37	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub
		2879	0.54	1.33	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub	Woodland/Scrub
		TOTAL		9.45	23.34				
GRAND TOTAL			102.89	254.24					



Lot 2

Wayleaves, Easements & Rights of Way

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. A footpath crosses over part of the ownership of Hoddy Cows Lane and east-west along the northern boundary and cliff top. The land benefits from a right of way over Hoddy Cows Lane and there is a further right of way over a shared access track from the B1229, west of the village.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Registry, the seller has claimed and will retain the 2024 Basic Payment (BPS) and any subsequent payments based on previous entitlements and historical claims. The purchaser will indemnify the vendor against any non-compliance from the date of completion.

Soil Type

The soils belong to the Burlingham 2 series described as "deep fine loamy soils with slowly permeable sub soils".

Environmental Stewardship

The land forms part of a Higher Tier Countryside Stewardship Agreement focused on the SSSI and scrub area with a apportioned annual payment of £339.57. This agreement expires 31/12/2026. The vendor will seek to transfer the agreements and the purchaser(s) will undertake to comply with scheme rules for the remainder of the term.

Designations

The land lies within a Nitrate Vulnerable Zone (NVZ). Hoddy Cows Spring and the cliff of Flamborough Head are both designated Site's of Special Scientific Interest.

Sporting & Timber

All sporting and timber rights shall be included in the sale in so far as they are owned.

Mineral Rights

All mineral rights shall be included in the sale in so far as they are owned.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

Drainage

The selling agents understand the land is under drained, any plans held will be made available.

Holdover/Growing Crops

Depending on the date of purchase, the purchaser will agree to purchase the growing crops based on standard CAAV costings at the date of completion. Alternatively, the vendor will retain holdover rights until the 2025 harvest is completed.

Services

There is metered mains water to Lot 2, servicing a field trough.

VAT

We understand the land is not opted to tax for VAT.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA.

Access

The land has direct access to the B1229 (a public highway) and benefits from a useful internal track linking the fields.

Nearest Postcode YO15 1AS

what3words: ///cherub.minivans.reclusive

Vendor's Solicitor

Rollits Solclitors, Citadel House, 58 High Street, Hull, HU1 1QE

Development Overage

The whole property will be sold subject to a large scale energy scheme overage (50Kw + schemes) set at 20% of the landowner income derived as the result of the planning consent and implemented scheme, for a period of 50 years from the date of completion of the sale.

Additional Land

The joint selling agents are also marketing 392 acres and building plus planning for 12 glamping units situated at Flamborough for the same vendor. This land is available as a whole or four lots with a guide price of £3,850,000.

Method of Sale

The freehold of the property is available for sale as a whole or in two lots by private treaty, offers for alternative parts may be considered. All prospective purchasers are encouraged to register their interest with the joint selling agents.

Viewing

The land may be inspected at all reasonable times on foot; with a copy of these particulars. Care should be taken with open ditches and drains. Please be mindful of potential hazards when inspecting the land and viewing is entirely at your own risk.

Contact

For further information please contact the joint selling agents:

William Douglas. WDouglas@savills.com 01904 617800
Tom Watson. Tom.watson@cundalls.co.uk 01653 697820



Lot 2



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Savills York
 River House, 17 Museum Street
 York YO1 7DJ
 wdouglas@savills.com
 +44 (0) 1904 617 800

Cundalls
 15 Market Place, Malton
 North Yorkshire, YO17 7LP
 tom.watson@cundalls.co.uk
 +44 (0) 1653 697820

savills.co.uk

cundalls.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 24/09/13 WDLS



Lot 1

