



**535.83 ACRES OF PRIME AGRICULTURAL LAND**  
**TEMPLE HIRST, SELBY, NORTH YORKSHIRE**



UPON THE INSTRUCTIONS OF J. E. HARTLEY LTD, HARTLEYS FARMING (YORKSHIRE) LTD  
ST. CROSS TRUSTEES LTD & ELIZABETH ANNE VERITY

**535.83 ACRES**

**GRADE 2 ARABLE LAND**

**TEMPLE HIRST & CHAPEL HADDLESEY, SELBY, NORTH YORKSHIRE**

J34 M62 Motorway 3.5 miles, Selby 4 miles, Goole 10 miles, Pontefract 10 miles

**FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN UP TO 4 LOTS**

**CLOSING DATE: 12 NOON MONDAY 29 JUNE 2026**

**BARTLE  
& SON**

Bartle & Son  
1 Bridge Street  
Tadcaster, LS24 9AW  
Tel: 01937 835303  
Email: [bb@bartles.co.uk](mailto:bb@bartles.co.uk)



DDM Agriculture  
Bishops Manor, Market Place  
Howden, DN14 7BL  
Tel: 01430 331333

Email: [michael.townend@ddmagriculture.co.uk](mailto:michael.townend@ddmagriculture.co.uk)

## GENERAL REMARKS & STIPULATIONS

### INTRODUCTION

The land offered for sale has been farmed by the Hartley family for over 50 years. All the land is well situated, with good road access and in close proximity to Junction 34 of the M62 motorway. Selby lies approximately 4 miles to the north, Goole lies 10 miles to the east and Pontefract lies 10 miles to the south-west.

All the land is classified as Grade 2 and is capable of growing excellent yields of cereals, oil seeds, pulses and root crops. The soils are described as predominately from the "Sessay" series, being a fine coarse loam and generally with drainage to the Temple Drain.

### LOTTING

The land is lotted as follows:-

LOT 1 - 145.68 acres of land north of Temple Hirst

LOT 2 - 83.37 acres of land north west of Temple Hirst

LOT 3 - 276.14 acres of land east of Fox Lane, Chapel Haddlesey

LOT 4 - 30.64 acres of land south of Haddlesey House, Chapel Haddlesey

### TENURE

The land is offered for sale freehold with the benefit of full vacant possession on completion, save for the telecoms lease relating to Lot 1.

### RIGHTS OF WAY, EASEMENT AND WAYLEAVES

There are overhead power lines crossing Lots 1 & 2. There is a public right of way running along the east side of Temple Drain within Lots 1 & 2.

The land is sold subject to any other public or private rights of way, reservation of minerals, restrictive covenants, water, drainage, sporting rights, other existing or proposed easements and wayleaves, other rights and obligations, whether referred to in these particulars of sale or not.

### OUTGOINGS

There are drainage rates payable to the Selby Internal Drainage Board through the Shire Group of IDBs, Epson House, Chase Park, Redhouse Interchange, Doncaster DN6 7FE.

Tel: 01302 337798.



## GENERAL REMARKS & STIPULATIONS

### PLANS, AREAS AND SCHEDULES

Plans attached to these particulars are based on data provided by the Rural Land Registry and the Ordnance Survey and are for reference only. The Buyer(s) will be deemed to have satisfied themselves of the accuracy of all such information.

### SPORTING RIGHTS

All sporting rights are in hand, and will pass to the Buyer(s) of the respective lots upon completion.

### TENANT RIGHT

There will be no tenant right payable upon the land which will be left in stubble and/or uncultivated after the harvest/lifting of the current growing crops. The Buyer(s) shall not be entitled to make any claim for dilapidation or deduction whatsoever.

### TELECOMMUNICATIONS EQUIPMENT (LOT 1 ONLY)

The pylon tower in field number SE6026-2532 is subject to a lease registered under Land Registry title number NYK317897. This relates to a tower mounted antennae with ground positioned cabinets, with associated access rights, in favour of Gridcom Limited. The Lease was originally granted on 08 March 2005 for a term of 21 years and currently the Tenant is holding over, with no communication to date as to any proposed lease renewal. A copy of the Lease is available upon request.

The current rent passing is £5,714.70 per annum.

### QUOTAS AND CONTRACTS

There are no quotas or contracts attached to the land or included in the sale.

### COUNTRYSIDE STEWARDSHIP & SUSTAINABLE FARMING INCENTIVE SCHEMES

All land is all sold free of Countryside Stewardship (CS) and Sustainable Farming Incentive (SFI) schemes.

### EXCHANGE OF CONTRACTS, COMPLETION AND POSSESSION

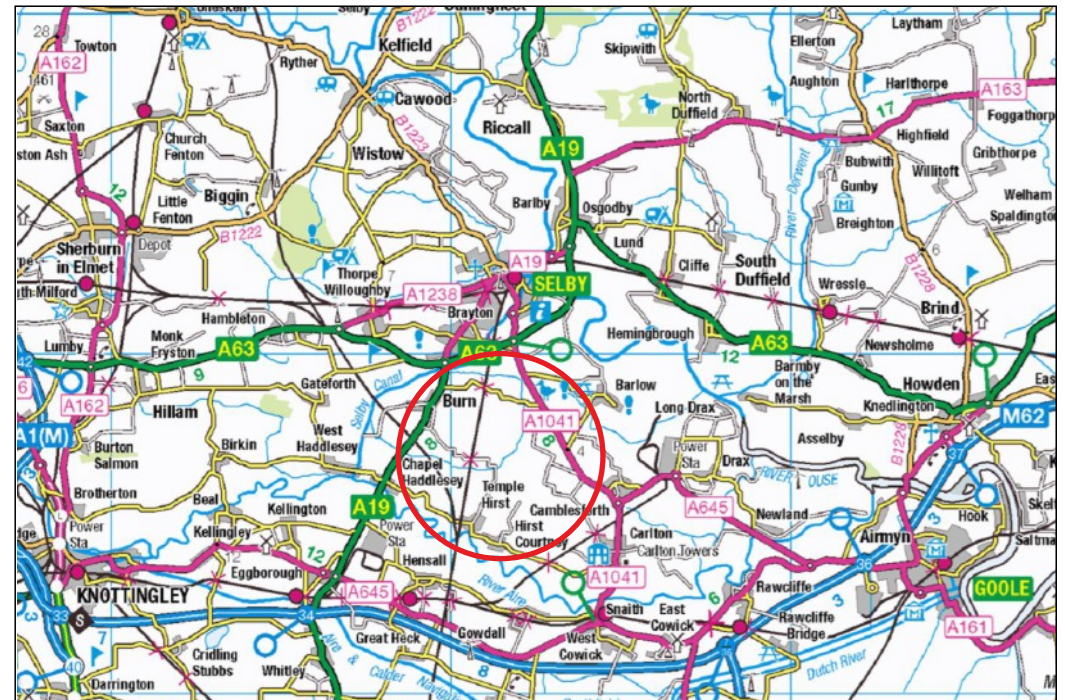
The successful Buyer(s) will be expected to sign a binding purchase contract within 60 days of being notified that their offer has been accepted by the Sellers. Legal completion of all lots shall be no later than 30 September 2026.

### VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that the sale of the land or any part thereof becomes a chargeable supply for the purpose of VAT, such tax will be payable (or become payable) by the Buyer(s) in addition to the purchase price. The option to register the property for VAT has not been exercised by the Sellers to date.

### VIEWING & ACCESS

All lots may be inspected at any reasonable time when in possession of a set of these sale particulars. Access to Lot 1 is via a 'barriered' farm track, please contact the Selling Agents to arrange vehicular access to this Lot. Lots 2, 3 and 4 have direct highway access.



## LOT DESCRIPTIONS

### LOT 1 - 145.68 ACRES OF LAND (shaded pink on the Site Plan)

The land is situated between the East Coast main railway line and the Doncaster to Selby railway line, to the north of Temple Hirst and is approached via a jointly used access track from the main road to the south, coloured brown on the photo of Lot 1 and the Site Plan. This Lot is triangular in shape and comprises three distinct fields. There are overhead power lines crossing field numbers 2375 and 2532, the pylon and telecommunication equipment being located in field number 2532 (see earlier reference to the telecommunications lease).

#### LAND REGISTRY TITLES

Lot 1 comprises Land Registry title numbers NYK 230760 and NYK 170613.

Sheet No.	NG No.	Gross Area		BPS Eligible Area		Back Cropping				
		HA	AC	HA	AC	2022	2023	2024	2025	2026
SE6025	2375	9.65	23.85	9.61	23.75	Winter Wheat	Spring Barley	Winter Wheat	Legume Fallow	Legume Fallow
SE6026	2532	32.65	80.68	32.70	80.80	Winter Wheat	Spring Barley	Winter Wheat	Legume Fallow	Legume Fallow
SE5926	8461	15.55	38.42	15.34	37.91	Winter Wheat	Spring Barley	Winter Wheat	Legume Fallow	Legume Fallow
Tracks etc		1.10	2.73							
		<b>58.95</b>	<b>145.68</b>	<b>57.65</b>	<b>142.46</b>					

### LOT 2 - 83.37 ACRES OF LAND (shaded green on the Site Plan)

The land is situated to the west of the East Coast main railway line and to the north of Temple Hirst with road frontage to Haddlesey Road. There is a central access track giving access to all four fields. There are overhead power lines crossing field No's. 0375, 8888 and 7642 with a pylon located in field No. 8888.

#### LAND REGISTRY TITLE

The land is within the following Land Registry title numbers NYK 411249, NYK 42954 and NYK 139147.

Sheet No.	NG No.	Gross Area		BPS Eligible Area		Back Cropping				
		HA	AC	HA	AC	2022	2023	2024	2025	2026
SE6025	0132	12.93	31.95	13.00	32.09	Winter Wheat	Winter Linseed	Maize	Grass Fallow	Legume Fallow
SE6025	0375	3.96	9.79	4.01	9.91	Winter Wheat	Naked Oats	Winter Wheat	Legume Fallow	Legume Fallow
SE5925	7642	8.19	20.24	8.29	20.48	Winter Wheat	Winter Linseed	Maize	Legume Fallow	Legume Fallow
SE5925	8888	8.44	20.87	8.56	21.15	Winter Wheat	Naked Oats	Winter Wheat	Legume Fallow	Legume Fallow
Tracks etc		0.21	0.52							
		<b>33.73</b>	<b>83.37</b>	<b>33.86</b>	<b>83.63</b>					

## LOT DESCRIPTIONS

### **LOT 3 - 276.14 ACRES OF LAND (shaded blue on the Site Plan)**

The land is situated to the north of Haddlesey Road and is bordered to the west by Fox Lane and to the north east by the East Coast main railway line. The lot comprising of 6 fields together with an area of hardstanding and a small area of woodland and is accessed by a central access track off Haddlesey Road and having an extensive frontage to Fox Lane. Located in the south east corner of field 9088 is a surfaced storage area and within a concrete bunded compound for up to 4 liquid fertiliser tanks, 2 currently on site which are leased and which could be assigned to the buyer by separate negotiation.

### **LAND REGISTRY TITLE**

The land is within the following Land Registry titles NYK 383304, NYK 351798, NYK 652663 and NYK 139154.

Sheet No.	NG No.	Gross Area		BPS Eligible Area		Back Cropping				
		HA	AC	HA	AC	2022	2023	2024	2025	2026
SE5926	6735	15.41	38.07	15.78	38.99	Spring Beans	Winter Wheat	Winter Barley	Legume Fallow	Legume Fallow
SE5926	1756	51.75	127.88	51.72	127.80	Spring Beans/ Spring Barley	Winter Wheat/ Sugar Beet	Winter Barley/ Fallow	Legume Fallow/ Grass Fallow	Legume Fallow/ Grass Fallow
SE5825	9095	8.72	21.54	8.93	22.07	Winter Wheat	Potatoes	Winter Wheat	Maize	Winter Wheat
SE5826	8211	11.24	27.78	11.37	28.10	Winter Wheat	Potatoes	Winter Wheat	Maize	Winter Wheat
SE5826	5638	10.19	25.17	10.52	25.99	Winter Wheat	Spring Beans	Winter Wheat	Vining Peas	Winter Wheat
SE5826	6469	12.77	31.56	12.47	30.81	Winter Wheat	Spring Beans	Winter Wheat	Vining Peas	Winter Wheat
SE5826	5686	0.10	0.25	0.00	0.00	-	-	-	-	-
Tracks etc		1.58	3.89							
		<b>111.76</b>	<b>276.14</b>	<b>111.14</b>	<b>274.62</b>					

### **LOT 4 - 30.64 ACRES OF LAND (shaded orange on the Site Plan)**

The land is situated to the south of Haddlesey Road and comprises of a single field. An option is in place to grant an easement for an underground electric cable in favour of Power On and another option in favour of Eggborough Power for a gas main.

### **LAND REGISTRY TITLE**

The land is within the following Land Registry title NYK 351798.

Sheet No.	NG No.	Gross Area		BPS Eligible Area		Back Cropping				
		HA	AC	HA	AC	2022	2023	2024	2025	2026
SE5825	7077	12.40	30.64	12.37	30.57	Winter Wheat	Potatoes	Winter Wheat	Vining Peas	Winter Wheat
		<b>12.40</b>	<b>30.64</b>	<b>12.37</b>	<b>30.57</b>					

## GENERAL REMARKS & STIPULATIONS

### BASIS OF TENDER

The land is offered for sale by Informal Tender either as a whole or in up to 4 Lots thereby enabling prospective purchasers to acquire a large block of land or to add to existing farming units. The closing date for Tenders is **12 noon Monday 29 June 2026**.

All offers should be submitted to DDM Agriculture, Bishops Manor, Market Place, Howden, DN14 7BL in accordance with the Terms of Tender, as detailed on the Tender Form enclosed with these particulars, to be submitted in envelopes marked 'Temple Hirst Land Tender'.

### WEBSITE/FURTHER INFORMATION

Please note that if you obtained these particulars of sale from our website we may have no record of your interest. To register your interest, or to obtain any further information, please contact either of the Selling Agents:-  
DDM Agriculture on 01430 331333 or by email to Michael Townend at michael.townend@ddmagriculture.co.uk, or  
Bartle & Son on 01937 835303, where the matter is being dealt with by Brian Bartle bb@bartles.co.uk



### Important Notice

DDM Agriculture and Bartle & Son for themselves and the Vendors of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture, Bartle & Son or their clients. Neither DDM Agriculture, Bartle & Son, nor their respective employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

# SITE PLAN

