



Dee
Atkinson
& Harrison

TO LET BY INFORMAL TENDER – AS A WHOLE

55.28 acres (22.37 hectares) of Arable Land at Anlaby & Hessle, East Yorkshire

Land at Tranby Lane, Anlaby & Jenny Brough Lane, Hessle, East Yorkshire

55.28 acres (22.37 hectares) or thereabouts

Available to let as a whole

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Hessle 1.5 miles | North Cave 11 miles | Beverley 8 miles
(All distances approximate)

DESCRIPTION

This single parcel of land extends to 55.28 acres (22.37 hectares) or thereabouts of Grade 2 productive arable land with well drained, permeable soils which fall within the 'Burlingham 2' Soil Series which is well suited to growing cereals, oil seeds and some field vegetables.

The land is arranged in a single parcel, boarded to the north by Tranby Lane, Anlaby and Jenny Brough Lane, Hessle to the west and south.

LOCATION AND ACCESS

The land is situated within 1,000 metres of Anlaby Village on the western outskirts of Hull and has dual road frontage to both Tranby Lane, Anlaby and Jenny Brough Lane, Hessle.

The land is accessed from both Tranby Lane, Anlaby and Jenny Brough Lane, Hessle.

LOCATION PLAN



METHOD OF LETTING

The land is offered to let as a whole on a standard 3-year Farm Business Tenancy with effect from the 6th April 2026 to 10th October 2029 which offers the potential for four crops in three and a half years. The rent will be payable half yearly in arrears on the 6th April and 11th October of each year. No subletting or assignment will be permitted. Further details can be obtained from the letting agent upon request.

The land is to let by Informal Tender. Tenders are to be submitted to the Exchange Street Office by no later than **3:00pm on Friday 13th March 2026.**

All tenders must be submitted in writing using the form attached to these particulars and in a sealed envelope clearly marked "**LAND AT TRANBY LANE, ANLABY & JENNY BROUGH LANE, HESSLE – TENDER.**"

We recommend that tenders submitted are for an odd figure to prevent two identical tenders being received. The Landlord reserves the right not to accept the highest or any tender. Interested parties are urged to register their interest with the letting agents as soon as possible.

VIEWING

Interested parties may inspect the land on foot only whilst in possession of a set of these letting particulars and during daylight hours.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Landlord will retain the payment for all easements and wayleaves on the land.

STAMP DUTY LAND TAX (SDLT)

SDLT may be payable by the tenant(s) on the Farm Business Tenancy and prospective tenant(s) are advised to make their own enquiries to satisfy themselves as to their potential liability for SDLT.

TENANT RIGHT

There will be no tenant right payable at the commencement of the tenancy, nor will there be any compensation payable on the termination.

AGRI ENVIRONMENT SCHEMES

The land is not included in any Stewardship or SFI Scheme.

NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.

PLANS AREAS AND SCHEDULES

The areas in these details are based on the Ordnance Survey data from the Land App system. All areas are subject to verification.

FURTHER INFORMATION

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Details prepared: February 2026

AREA SCHEDULE

RLR Sheet No.	RLR Parcel ID.	Area		Cropping History				
		Hectares	Acres	2025	2024	2023	2022	2021
TA 0127	4381	17.81	44.01	Winter Barley	Spring Barley	Winter Wheat	Winter Wheat	Vining Peas
TA 0127	6653	4.56	11.27	Winter Barley	Spring Barley	Winter Wheat	Winter Wheat	Vining Peas
Total		22.37	55.28					

N.B The Landlord will allow one crop of potatoes to be grown in either 2026 or 2027 (subject to written consent)

The Agents have historical information on the file which suggests that potatoes have not been grown during the period 2005 – 2025 at a minimum.