

20.24 ACRES
BEWHOLME, DRIFFIELD, EAST YORKSHIRE

CUNDALLS
EST 1860





20.24 ACRES

BEWHOLME

DRIFFIELD

EAST YORKSHIRE

Bewholme 0.5 miles, Hornsea 3 miles, Driffield 12 miles, Beverley 12 miles (All distances approximates)

A PRODUCTIVE SINGLE PARCEL OF ARABLE LAND

- A pleasantly situated parcel of productive agricultural land located between Bewholme and Atwick.
- Extending to approximately 20.24 acres.
- Comprising a single large arable field, shown edged red on the sale plan
- Productive medium-bodied clay loam land, suitable for cereal and root crop production.
- Good road frontage and access from Atwick Road.
- Classified as Grade III on the former Ministry of Agriculture Provisional Land Classification Map.
- Offered for sale with vacant possession upon completion.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £200,000

DESCRIPTION / BACKGROUND

The land comprises an attractive and productive single parcel of arable land extending to approximately 20.24 acres. It is situated in open countryside between the villages of Bewholme and Atwick, with good road frontage and direct access from Atwick Road. The land forms a large, easily workable arable field, well suited to modern agricultural operations. The field is of a useful size and shape, with established boundaries and access directly from the adjoining highway.

The land is currently growing peas, demonstrating its suitability for combinable and break crop production. The land is understood to comprise productive medium-bodied clay loam soils, capable of growing a range of cereal, pulse and root crops. The land has historically formed part of a larger block of productive arable farmland in the locality.

SOIL TYPES

The soil is identified in the Soil Survey of England and Wales as being of the Holderness series, which is generally described as a productive clay loam soil type commonly found in this part of East Yorkshire.

LAND GRADE

The land is shown on the former Ministry of Agriculture Provisional Land Classification Map as being **Grade III** agricultural land.

The land is considered suitable for continued arable production and is capable of producing cereal, pulse and root crops, subject to normal farming practice and seasonal conditions.

LOCATION

The land is accessed off Atwick Road and is situated in an attractive rural location in open countryside to the north east of Bewholme village.

Bewholme is a small rural village situated in East Yorkshire and located approximately 3 miles North-West of the coastal resort of Hornsea.

The land is located approximately 3 miles East of the A165 which gives good road access to Hull (18 miles) and Bridlington (15 miles). The nearest range of amenities and services can be found in the well serviced coastal resort of Hornsea approximately 3 miles distant including a range of shops, public houses, restaurants and sporting facilities.

Further amenities can be found in the market towns of Driffield and Beverley both of which are approximately 12 miles distant and provide a comprehensive range of high quality services and amenities including shops, schools, restaurants and leisure facilities.

The land can be identified by Cundalls 'For Sale' board and the plan within these details.



GENERAL INFORMATION - REMARKS & STIPULATIONS

ENTITLEMENTS

We understand that the land has previously been registered with the Rural Payments Agency. No Basic Payment Scheme entitlements are included within the sale. Any delinked payments or historic subsidy payments relating to the land are specifically excluded from the sale and will be retained by the vendor.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the land. Electric poles cross the land.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral rights are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale – Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk OR stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

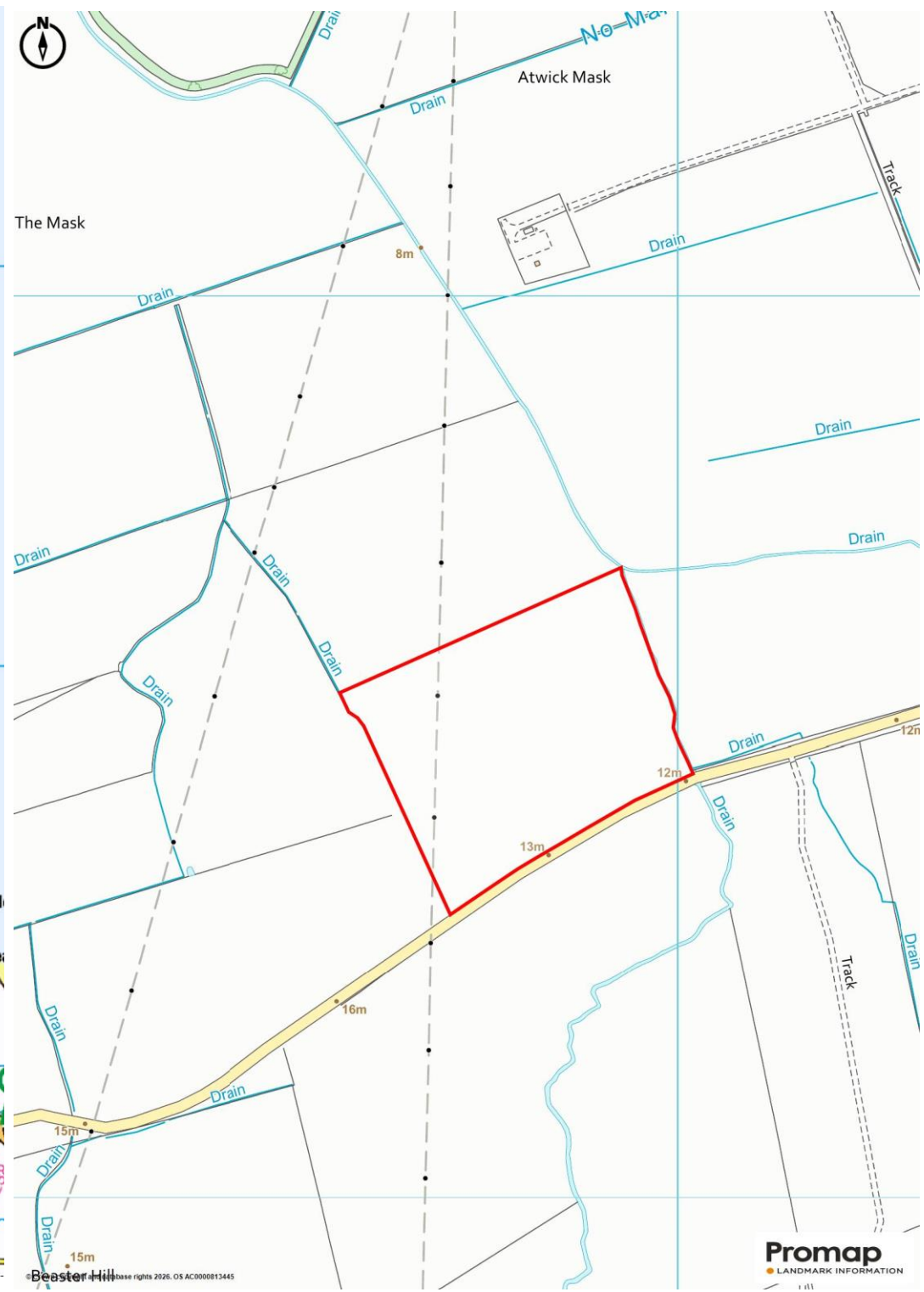
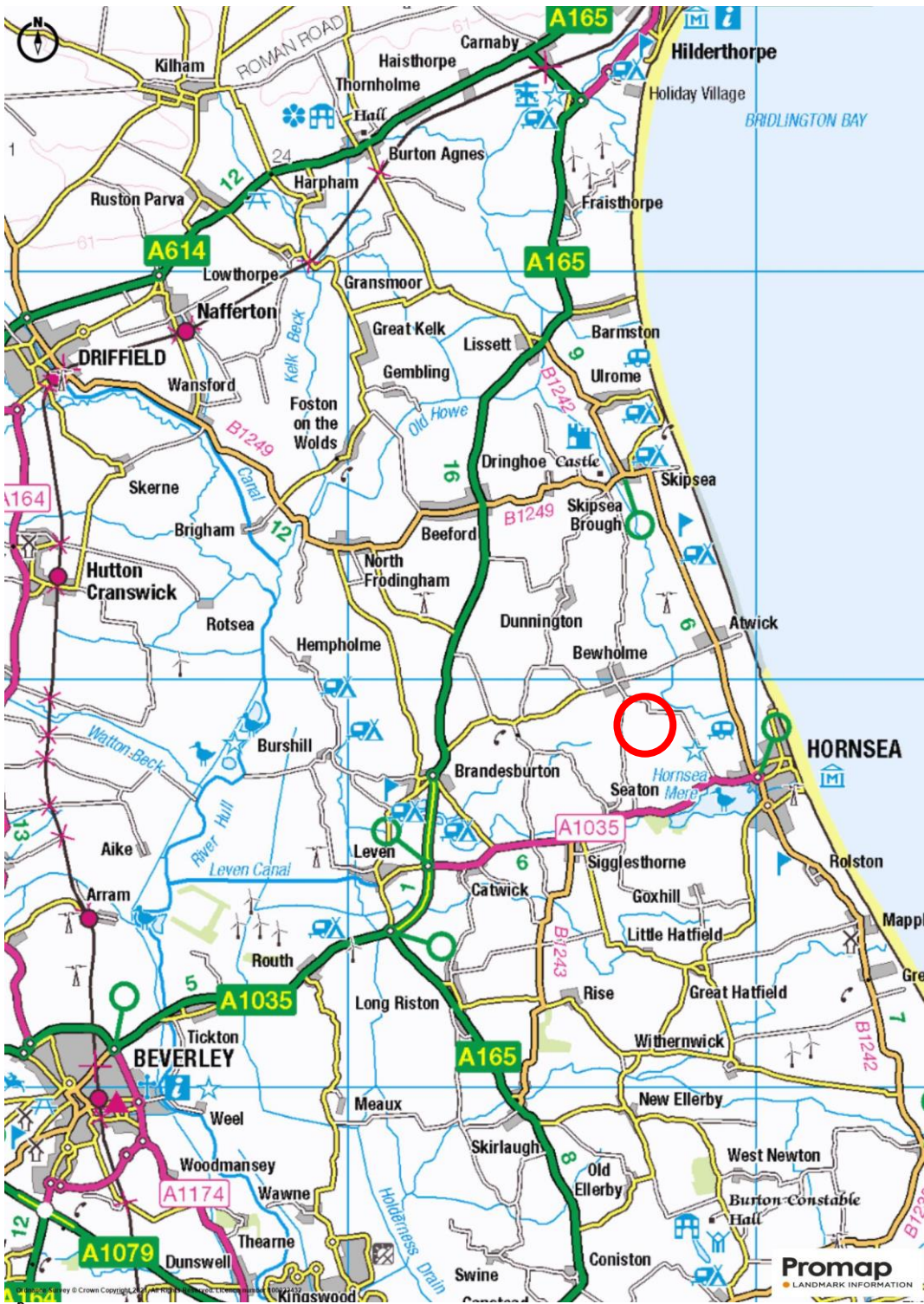
Services: None
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: In daylight hours with set of particulars, unaccompanied at own risk.
Guide Price: Guide Price £200,000

NOTICE:

Details and photos prepared June 2026

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Agents employment has the authority to make or give any representation or warranty in respect of the property.







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