



**165.63 ACRES OF PREDOMINANTLY GRADE 1
ARABLE LAND
SWINEFLEET COMMON, GOOLE, EAST YORKSHIRE**



UPON THE INSTRUCTIONS OF MR A. J. DRURY (WHO IS RETIRING)

165.63 ACRES

PREDOMINANTLY GRADE 1 ARABLE LAND

SWINEFLEET COMMON, GOOLE, EAST YORKSHIRE

J34 M62 Motorway 4 miles, Goole 3 miles, Swinefleet 1 mile, Reedness 1 mile

**FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN UP TO 11 LOTS**

CLOSING DATE: 12 NOON WEDNESDAY 29 JULY 2026



DDM Agriculture
Bishops Manor, Market Place
Howden, DN14 7BL
Tel: 01430 331333
charles.clegg@ddmagriculture.co.uk
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GENERAL REMARKS & STIPULATIONS

INTRODUCTION

The land offered for sale has been farmed by the Drury family for 2/3 generations. All the land is well situated with easy access and in close proximity to the villages of Swinefleet and Reedness.

All the land is capable of growing excellent yields of cereals, oil seeds, pulses and roots. The soils are described as from either the quality Blacktoft or Romney series, and offer the rare opportunity to purchase excellent quality arable land.

RIGHTS OF WAY, EASEMENT AND WAYLEAVES

There is an overhead power line along the edge of Lot 11.

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.

TENURE

The land is offered for sale freehold with the benefit of full vacant possession on completion.

OUTGOINGS

There are drainage rates payable to the Reedness & Swinefleet Drainage Board, 24 Innovation Drive, Newport, HU15 2FW.

LOTTING

The land is lotted as follows:-

- LOT 1 - 3.64 acres of land 'Upper Sands & Foreshore', east of Swinefleet
- LOT 2 - 9.82 acres of land 'Underwoods & Dunmires', east of Swinefleet
- LOT 3 - 3.95 acres of land 'Royal Croft', south of Reedness
- LOT 4 - 10.99 acres of land 'Low West Moor', south east of Swinefleet
- LOT 5 - 15.77 acres of land 'Low West Moor', south east of Swinefleet
- LOT 6 - 7.31 acres of land 'High West Moor', south east of Swinefleet
- LOT 7 - 28.43 acres of land 'High West Moor', south east of Swinefleet
- LOT 8 - 22.07 acres of land 'Lodge, Puddiners' south east of Swinefleet
- LOT 9 - 28.57 acres of land, in 3 parcels, 'Quay Fields', south of Swinefleet
- LOT 10 - 24.68 acres of land 'Parsons', south of Swinefleet
- LOT 11 - 10.40 acres of land 'Common', south of Swinefleet



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.

SOIL ANALYSIS

The last 4 years soil analysis are available on request.

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.

HCCP POSSIBLE PIPELINE

HCCP is the Humber Carbon Capture Pipeline which, if built, will run from Drax to the North Sea. Further details are available from the Agents if required.

The southern portion of Lots 6, 7, 8, 9 & 11 have been identified as land which may have a pipeline go through it if the scheme progresses and currently Non-Intrusive and Intrusive Survey Access Licences are live.

EXCHANGE OF CONTRACTS, COMPLETION AND POSSESSION

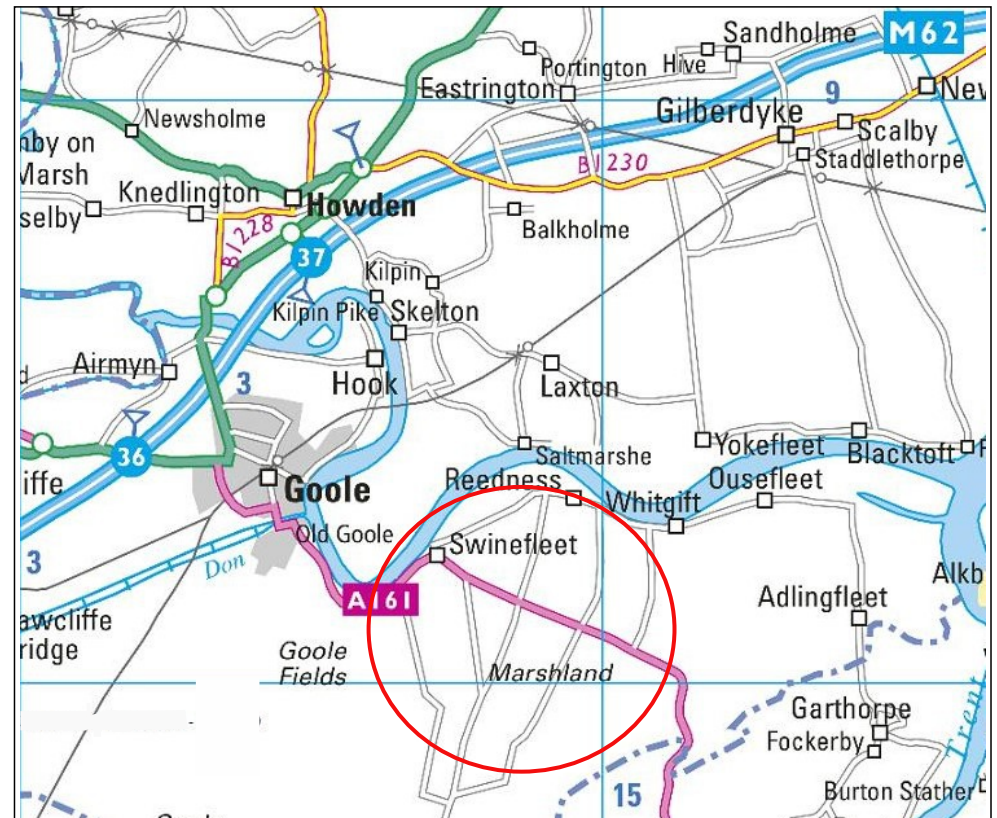
The successful Buyer(s) will be expected to sign a binding purchase contract within 60 days of being notified that their offer has been accepted by the Sellers. Legal completion of all lots shall be no later than Friday 30 October 2026.

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.



LOT DESCRIPTIONS

LOT 1 - 3.64 ACRES OF LAND (coloured red on the enclosed Site Plan)

This land is in Upper Sands and is accessed off the main road and then into Mill Trod the main arable land is to the north and a very small area to the south. This lot also includes an area of foreshore.

Sheet No.	NG No.	HA	Gross Area AC	2022	2023	Back Cropping 2024	2025	2026
SE7702	9698pt	1.24	3.06	Wheat	Wheat	Wheat	Wheat	Wheat
SE7702	9698pt	0.04	0.10	Wheat	Wheat	Wheat	Wheat	Wheat
SE7823	1253pt	0.19	0.48	Grass	Grass	Grass	Grass	Grass
		1.47	3.64					

LOT 2 - 9.82 ACRES OF LAND (coloured light green on the enclosed Site Plan)

This land is 2 fields with the northern block in Underwoods and the southern block in Dunmires and is accessed via a farm track off New Lane.

Sheet No.	NG No.	HA	Gross Area AC	2022	2023	Back Cropping 2024	2025	2026
SE7822	4740	2.44	6.04	Wheat	Wheat	Wheat	Wheat	Wheat
SE8721	4792	1.53	3.78	Wheat	Wheat	Wheat	Wheat	Wheat
		3.97	9.82					

LOT 3- 3.95 ACRES OF LAND (coloured yellow on the enclosed Site Plan)

This land is in Royal Croft and with frontage to and accessed off Old Lane.

Sheet No.	NG No.	HA	Gross Area AC	2022	2023	Back Cropping 2024	2025	2026
SE7922	8732	1.60	3.95	Wheat	Wheat	Wheat	Wheat	Wheat
		1.60	3.95					

LOT 4- 10.99 ACRES OF LAND (coloured blue on the enclosed Site Plan)

This land is in Low West Moor and with frontage to and accessed off Kings Causeway.

Sheet No.	NG No.	HA	Gross Area AC	2022	2023	Back Cropping 2024	2025	2026
SE7821	8002pt	4.45	10.99	Wheat	Wheat	Wheat	Wheat	Peas
		4.45	10.99					

LOT 5 - 15.77 ACRES OF LAND (coloured orange on the enclosed Site Plan)

The land is in Low West Moor and with frontage to and accessed off Kings Causeway.

Sheet No.	NG No.	HA	Gross Area AC	2022	2023	Back Cropping 2024	2025	2026
SE7821	8002pt	6.38	15.77	Wheat	Wheat	Wheat	Wheat	Peas
		6.38	15.77					

LOT 6 - 7.31 ACRES OF LAND (coloured turquoise on the enclosed Site Plan)

The land is in High West Moor and is accessed via a farm track off Puddiners Lane.

Sheet No.	NG No.	HA	Gross Area AC	2022	2023	Back Cropping 2024	2025	2026
SE7821	4144 pt	2.96	7.31	1st Wheat	2nd Wheat	Sugar Beet	1st Wheat	Potatoes
		2.96	7.31					

N.B The owner will hold over possession until the potatoes are harvested

LOT DESCRIPTIONS

LOT 7 - 28.43 ACRES OF LAND (coloured purple on the enclosed Site Plan)

The land is in High West Moor and is accessed via a farm track off Puddiners Lane.

Sheet No.	NG No.	Gross Area		2022	2023	Back Cropping		
		HA	AC			2024	2025	2026
SE7820	4144 pt	11.50	28.43	2nd Wheat	Peas	1st Wheat	Potatoes	1st Wheat
		11.50	28.43					

LOT 8 - 22.07 ACRES OF LAND (coloured light blue on the enclosed Site Plan)

The land is in Puddiners and accessed directly off Puddiners Lane.

Sheet No.	NG No.	Gross Area		2022	2023	Back Cropping		
		HA	AC			2024	2025	2026
SE7820	0695 pt	8.93	22.07	Peas	1st Wheat	2nd Wheat	Sugar Beet	1st Wheat
		8.93	22.07					

LOT 9 - 28.57 ACRES OF LAND (coloured olive on the enclosed Site Plan)

The land is in 3 blocks in Quay Fields and is accessed via a farm track off Reading Gate.

Sheet No.	NG No.	Gross Area		2022	2023	Back Cropping		
		HA	AC			2024	2025	2026
SE7721	7204 pt	3.61	8.91	2nd Wheat	Sugar Beet	1st Wheat	Potatoes	1st Wheat
SE7720	5255 pt	1.82	4.50	Peas	1st Wheat	2nd Wheat	Sugar Beet	1st Wheat
SE7720	5255 pt	6.14	15.16	2nd Wheat	Sugar Beet	1st Wheat	Potatoes	1st Wheat
		11.57	28.57					

N.B The owner will hold over possession of a small headland of 7204 as a sugar beet pad.

LOT 10 - 24.68 ACRES OF LAND (coloured pink on the enclosed Site Plan)

The land is in Parson Land and accessed via a farm track off Reading Gate.

Sheet No.	NG No.	Gross Area		2022	2023	Back Cropping		
		HA	AC			2024	2025	2026
SE7720	0156 pt	9.98	24.68	1st Wheat	2nd Wheat	Peas	1st Wheat	Sugar Beet
		9.98	24.68					

N.B. The owner will hold over possession until the sugar beet is harvested

LOT 11 - 10.40 ACRES OF LAND (coloured dark green on the enclosed Site Plan)

The land is in Common and accessed directly off Quay Lane.

Sheet No.	NG No.	Gross Area		2022	2023	Back Cropping		
		HA	AC			2024	2025	2026
SE7620	7533pt	4.21	10.40	Sugar Beet	1sst Wheat	2nd Wheat	Peas	1st Wheat
		4.21	10.40					

GENERAL REMARKS & STIPULATIONS

BASIS OF TENDER

The land is offered for sale by Informal Tender either as a whole or in up to 11 Lots thereby enabling prospective purchasers to acquire a large area of land or to add to existing farming units. The closing date for Tenders is **12 noon Wednesday 29 July 2026**.

All offers should be submitted to DDM Agriculture, Bishops Manor, Market Place, Howden, DN14 7BL (///purified.broom.cascade) in accordance with the Terms of Tender, as detailed on the Tender Form enclosed with these particulars, to be submitted in envelopes marked 'Swinefleet Common 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 the Selling Agent:

DDM Agriculture on 01430 331333
charles.clegg@ddmagriculture.co.uk
matthew.willoughby@ddmagriculture.co.uk



Important Notice

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