

Offers Over £185,000

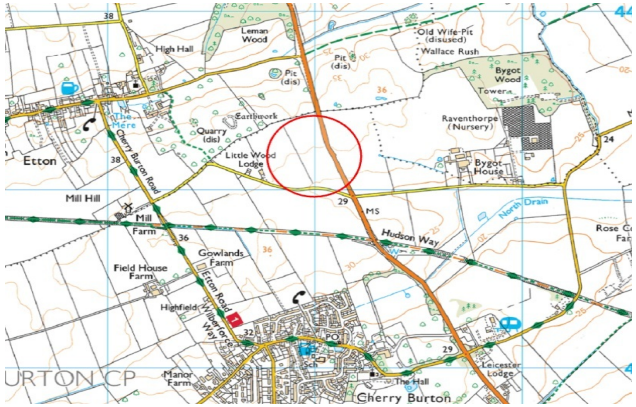
16.63 Acres (6.73 Hectares), Rootas Lane, Etton, Beverley, East Yorkshire, HU17 7QD

LEONARDS

SINCE 1884

16.63 ACRES (6.73 HECTARES), ROOTAS LANE, ETTON, BEVERLEY, EAST YORKSHIRE, HU17 7QD

- **Productive Block of Arable Land**
- **c.16.63 Acres (6.73 Hectares)**
- **Grade 2 Land Classification**
- **Regular Shaped Field**
- **Freehold With Vacant Possession**
- **Excellent Opportunity**





Location

The land parcel is located on the crossroads of Rootas Lane and the B1248 Malton Road, north of the village of Chery Burton and south west of the village of Etton, north of the market town of Beverley.

There is a single point of access to the land from Roots Lane

Description

The property comprises a regular shaped block of productive arable land in an accessible location extending to 16.63 acres (6.73 hectares) or thereabouts. The land block has no particular aspect but perhaps rises a little towards its northern end.

Land Classification & Soil Type

As identified on the Yorkshire & The Humber Region 1:250,000 Series Agricultural Land Classification map produced by Natural England; the land is shown as being Grade II 'Good'. The soli survey for England and Wales identified the land as being within Soil Associations namely "Burlingham 2" subcategory "Ludford" with a geology description as being a "chalky till", the soil and site characteristic being " deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging. Some slowly permeable seasonally waterlogged fine loamy soils. Some well drained fine and coarse loam soils". The soils are suitable for winter cereals, some field vegetables.

Past Cropping

2026 - Oil Seed Rape
2025 - Spring Barley
2024 - Spring Oats
2023 - Spring Oats
2022 - Winter Wheat

Rural Payments Agency & Agri-Env. Schemes

The land has been registered with the Rural Payments Agency (RPA) and is thus on the Rural Land Register (RLR). The land is currently under a Countryside Stewardship (CSS) Mid-tier agreement of the previous owner, the CSS options been BE3 (Management of hedgerows, one side) 987m, and AB2 (Basic overwinter stubble) 6.73 ha, the agreement expiring at the end of December 2026. The purchaser will be restricted from carrying out any cultivations to the land until the CSS has ended.

Boundaries

The boundaries comprise of hedging, part post and wire fencing with sporadic hedging and in part are open.

Sporting & Mineral Rights

The sporting rights in so far as these exist together with the mineral rights in so far as these are owned are included in the sale.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water, drainage, watercourses and other easements and rights of adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute. No significant matters of this nature are known to affect the land.

Drainage & Outgoings

It is not believed that the land benefits from any underground drainage system.

Nitrate Vulnerable Zone (NVZ)

The land is identified in Nitrate Vulnerable Zone (River Hull from Arram Beck to Humber NVZ & Yorkshire Chalk) together with 4 Drinking Water Safeguard Zones (Groundwater).

Valuations & Deductions

There will be no ingoing valuation to pay and the purchaser shall not make any claim for deductions or dilapidations of any kind what so ever.

Contaminated Land

The vendors and their agents are not aware of any other the land being filled with any contaminated matter referred to in the Environmental Protection Act 1990, however you should satisfy yourself of this.

Tenure & Possession

The land is sold freehold with vacant possession upon completion.

Plans and Measurements

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract for sale. Areas or measurements stated are those taken from Ordnance Survey plans and accord with the current tenant's measurements from spraying and drilling.

Anti-Money Laundering Compliance

Agents are required by law to conduct anti-money laundering checks on all purchasers of a property. This process is outsourced to a third party partner supplier who will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per person, which is a non-refundable fee. The charge covers the cost of obtaining the relevant data, checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us issuing any memorandum of sale.

Method of Sale

The land is offered for sale by private treaty, with offers in excess of £185,000 been sought. The Vendor reserves the right to conclude the sale by any other means at their discretion. Interested parties are requested to register their interest with the selling agents so they can be kept informed as to the marketing process

Viewings

Viewings should be undertaken during daylight hours. Please take care for your own personal safety and the safety of others when viewing the land. Ref: MJB/RMB



1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property
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