

TO LET BY INFORMAL TENDER

8.08 acres (3.27 hectares) or thereabouts of Grade 2 Land at Nafferton, Nr Driffield

8.08 acres (3.27 hectares) or thereabouts of Grade 2 Arable Land Bridlington Road, Nafferton, Driffeld, East Yorkshire To Let by Informal Tender



Nafferton 1 mile | Driffeld 3.7 miles | Bridlington 9.1 miles
(All distances approximate)

DESCRIPTION

A single parcel of productive Grade 2 arable land comprising well drained, permeable soils within the ‘Hunstanton’ Soil Series which is well suited to growing cereals, potatoes and some field vegetables. The land is currently cropped with Winter Wheat and was last used to grow field vegetables (Brussel Sprouts) in 2021.

LOCATION AND ACCESS

The land is situated approximately 1 mile to the northeast of Nafferton village, nr, Driffeld at the junction of the A614 Bridlington Road and Beacon Lane which leads to Ruston Parva. Access is either from Bridlington Road or Beacon Lane.

LOCATION PLAN



METHOD OF LETTING

The land is offered to let on a 3-year Farm Business Tenancy (FBT) with effect from the 11th October 2026. Heads of Terms on which the tenancy agreement will be based are outlined below.

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 Tuesday 25th August 2026.**

All tenders must be submitted in writing using the form attached to these particulars and in a sealed envelope clearly marked **“LAND AT BRIDLINGTON ROAD, NAFFERTON – 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 land is let subject to all easements, wayleaves and rights of way whether formally mentioned in these letting particulars and tenancy agreement or not. The Landlord

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

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.

CROPPING HISTORY

2026 Winter Wheat
2025 Winter Wheat
2024 Winter Barley
2023 Winter Wheat
2022 Spring Barley
2021 Brussel Sprouts

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.

HEADS OF TERMS

- 3-year fixed Farm Business Tenancy (FBT) from 11th October 2026.
- The rent shall be payable six monthly in arrears.
- Cropping will be restricted to cereals, oilseeds and proteins. Potatoes are permitted to be grown once in either of the first 2 years.
- Sporting, timber and mineral rights are reserved to the Landlord.
- Early entry may be permitted on the land post-harvest 2026 once the FBT has been completed.
- The Tenant shall:
 - be responsible for all outgoings;
 - keep and leave in good repair all fences, gates, ditches, drains, etc.
 - Maintain all hedges;
 - Use the land for agricultural purposes only.
- The Tenant may not:
 - Assign the tenancy;
 - Sub-let the tenancy without the Landlord's prior consent;
 - Use any sewage sludge on the Holding;
 - Allow any land to be used for outdoor pig production;
 - Grow Genetically modified crops without the Landlord's prior written consent.
 - Leave more than 10% of the land to be left fallow each year.

BOUNDARY PLAN



FURTHER INFORMATION

For further information please contact:

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