



TO LET BY INFORMAL TENDER

61.10 acres (24.73 hectares) or thereabouts of Arable Land at Nafferton Road, Wansford

61.10 acres (24.73 hectares) or thereabouts of Productive Arable Land at Wansford, Near Driffield, East Yorkshire To Let by Informal Tender



Wansford 0.5 miles | Nafferton 1.4 miles | Driffield 4 miles
(All distances approximate)

DESCRIPTION

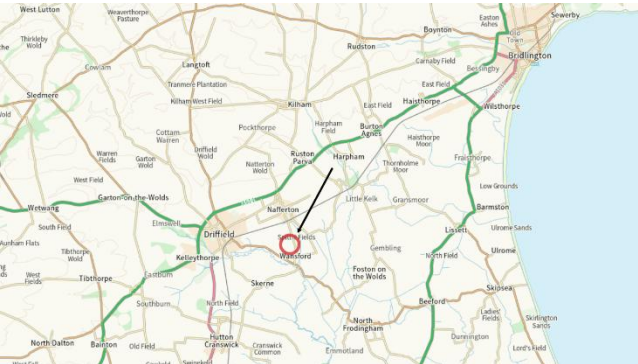
The holding is part of the original Pleasant Wood Farm and extends to approximately 61 acres of arable land. The land is shown as Grade 3 on the Agricultural Land Classification Series and is within the Holderness soil series which is described as being suitable for cereals and grassland.

LOCATION AND ACCESS

The land is situated on the northern edge of Wansford Village which is approximately 4 miles east of Driffield.

All the land lies within a ring fence with direct access and road frontage to Nafferton Road.

LOCATION PLAN



DECOUPLED PAYMENT SCHEME

The land is registered on the Rural Land Registry and has been used to claim the Basic Farm Payment.

METHOD OF LETTING

The land is available to Let as a Whole on a standard 6-year Farm Business Tenancy (FBT) with effect from the 11th October 2026 or earlier by negotiation. The rent will be payable half yearly in arrears on the 6th April and 11th October in each year.

No sub-letting or assignment will be permitted.

TENDER

The land is to be let by Informal Tender. Tenders are to be submitted to the Exchange Street Office by no later than 3pm on Friday 4th September 2026 using the form attached to these particulars and in a sealed envelope clearly marked **“LAND AT WANSFORD – TENDER”**

We recommend that tenders are submitted for an odd figure to prevent two identical tenders being received. The lessors reserve 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.

AGRI ENVIRONMENT SCHEMES

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

CROPPING HISTORY

Unfortunately, in the circumstances this is not available but Field No. TA0557 9123 was potatoes in 2023 and were not lifted owing to the wet Autumn.

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.

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.

HEADS OF TERMS

- 6-year Farm Business Tenancy (FBT) from 11th October 2026.
- The rent shall be payable six monthly in arrears and would be subject to a rent review, if appropriate, after 10th October 2029.
- Cropping will be restricted to cereals, oilseeds and proteins. Potatoes can only be grown with written consent from the Landlord.
- 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 signed and completed.
- The Tenant shall:
 - Be responsible for all outgoings;
 - Keep and leave in good repair all fences, gates (where applicable), ditches, drains etc.,
 - Maintain all hedges and to cut them during the last year of the Tenancy;
 - 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 without Landlord's prior consent;
 - Grow Genetically Modified Crops without the Landlord's consent;
 - Leave more than 10% of the land fallow each year.

SEGL2 SCHEME

Initially, the Farm Business Tenancy will be granted on the net cropping area excluding the working width of the scheme in Field No. TA0557 9709. Hopefully, this will avoid the Tenant from suffering any crop losses from the scheme but they will be compensated via the Developer if any arise.

At the end of the scheme a new Tenancy will be offered for the 61.10 acres. This process is intended to prevent the new Tenant(s) from becoming a claimant during the scheme.

There will inevitably be some area adjustments to make to the initial Tenancy when the Developer has finalised the Option Agreement from the cable route.

AREA SCHEDULE

NG Field Number	Acres	Hectares
TA0557 8738	20.24	8.19
TA0557 9123	20.15	8.16
TA0557 9709	20.71	8.38
Total	61.10	24.73

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

FURTHER INFORMATION

For further information please contact:

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Details prepared: August 2026

BOUNDARY PLAN

