

DDM

AGRICULTURE

CHECKER LANE, RICCALL, SELBY, NORTH YORKSHIRE

47.22 ACRES (17.08 HECTARES) OR THEREABOUTS
HIGHLY PRODUCTIVE GRADE 2 ARABLE LAND



**FOR SALE AS A WHOLE BY INFORMAL TENDER
CLOSING DATE 12 NOON MONDAY 29 JUNE 2026
FREEHOLD VACANT POSSESSION**

Selling Agents

DDM Agriculture

Bishops Manor

Market Place

Howden, DN14 7BL

Tel: 01430 331333

Ref: Michael Townend

Email: michael.townend@ddmagriculture.co.uk



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General Remarks & Stipulations

The land is to be offered for sale by informal tender as a single lot. The closing date for tenders is 12 noon on Monday 29 June 2026.

Location

The land is situated to the south of the village of Riccall and to the west of the A19 York Road having a right of access over the track adjoining the A19 and from Checker Lane as shown edged red on the attached reference plan.

what3words: familiar.flitting.garden

Description

The land comprises a single field being No SE6236-6365pt extending in all to 47.22 acres or thereabouts. The land is Grade 2 on the Land Classification plan for England and Wales.

The land is currently in arable rotation and the cropping for the last 5 years has been:

2022 Winter Barley
2023 OSR/Potatoes
2024 Spring Barley
2025 Winter Wheat
2026 Spring Barley

The land will be left in stubble after the harvesting of the 2026 crop.

Land Registry Title

The land is part of Land Registry Title No. NYK507871

Schedule of Land and Areas

The field areas have been obtained from the digital plans as referenced by the Rural Land Register and are for reference purposes only.

Tenant Right/Dilapidations

There will be no Tenant Right payable in addition to the purchase price.

There will be no claim for dilapidations.

Easement, Wayleaves & Rights of Way

The land is crossed by an underground high pressure main in favour of Yorkshire Water. There is an inspection chamber and sluice valve is located in the north east corner of the field.

The land is crossed by an underground high pressure gas main.

The land is crossed by two overhead powerlines held in favour of Northern Power Grid.

The land is sold subject to all rights, rights of way, whether public or private, light, support, drainage, water and electricity supplied and other rights and obligations, easements, quasi-easements and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

Method of Sale

The land is offered for sale by informal tender. Details of the conditions of tender and a tender form is attached to the brochure. All tenders should be received at DDM Agriculture office at Bishops Manor, Market Place, Howden, DN14 7BL in an envelope marked ' Riccall Land Tender' by 12 noon on Monday 29 June 2026.

Exchange of Contracts and Completion

Exchange of contracts will be within 60 days of acceptance of a tender with legal completion being on or before 30 September 2026.

Viewing

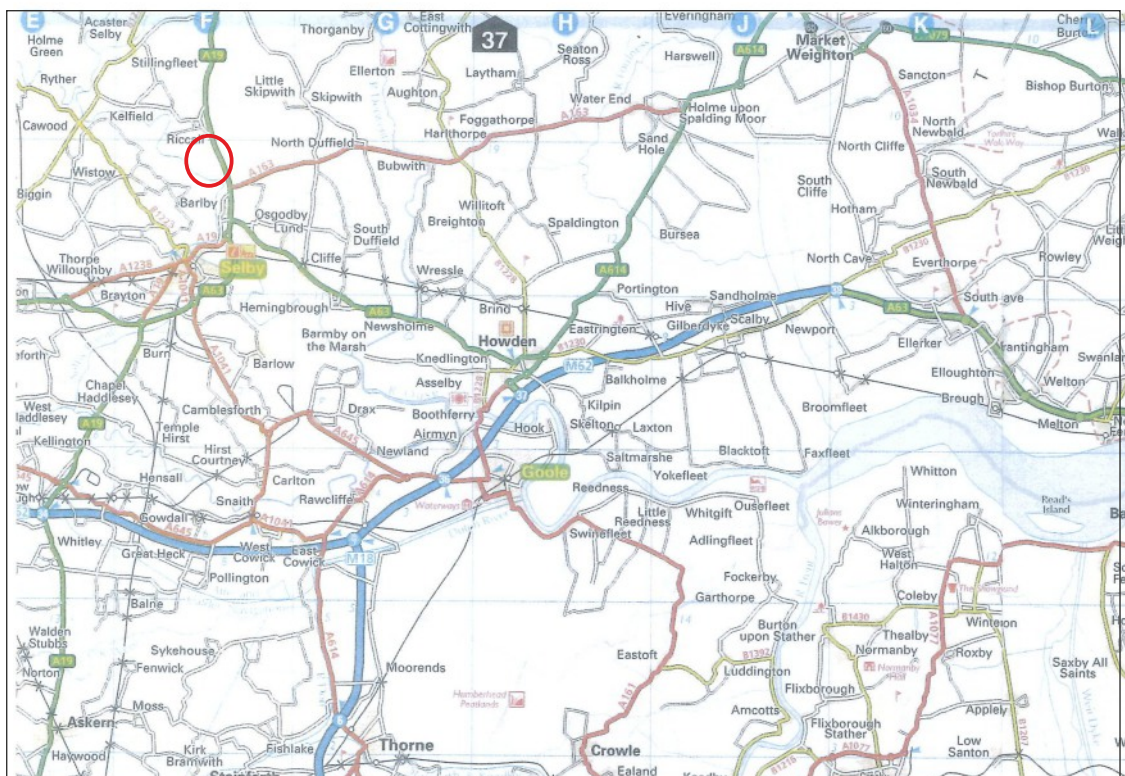
The land may be viewed at any reasonable time during daylight hours and in possession of a set of the sales particulars.

Further Information

Further information is available from the selling agent DDM Agriculture.

Contact details michael.townend@ddmagriculture.co.uk.

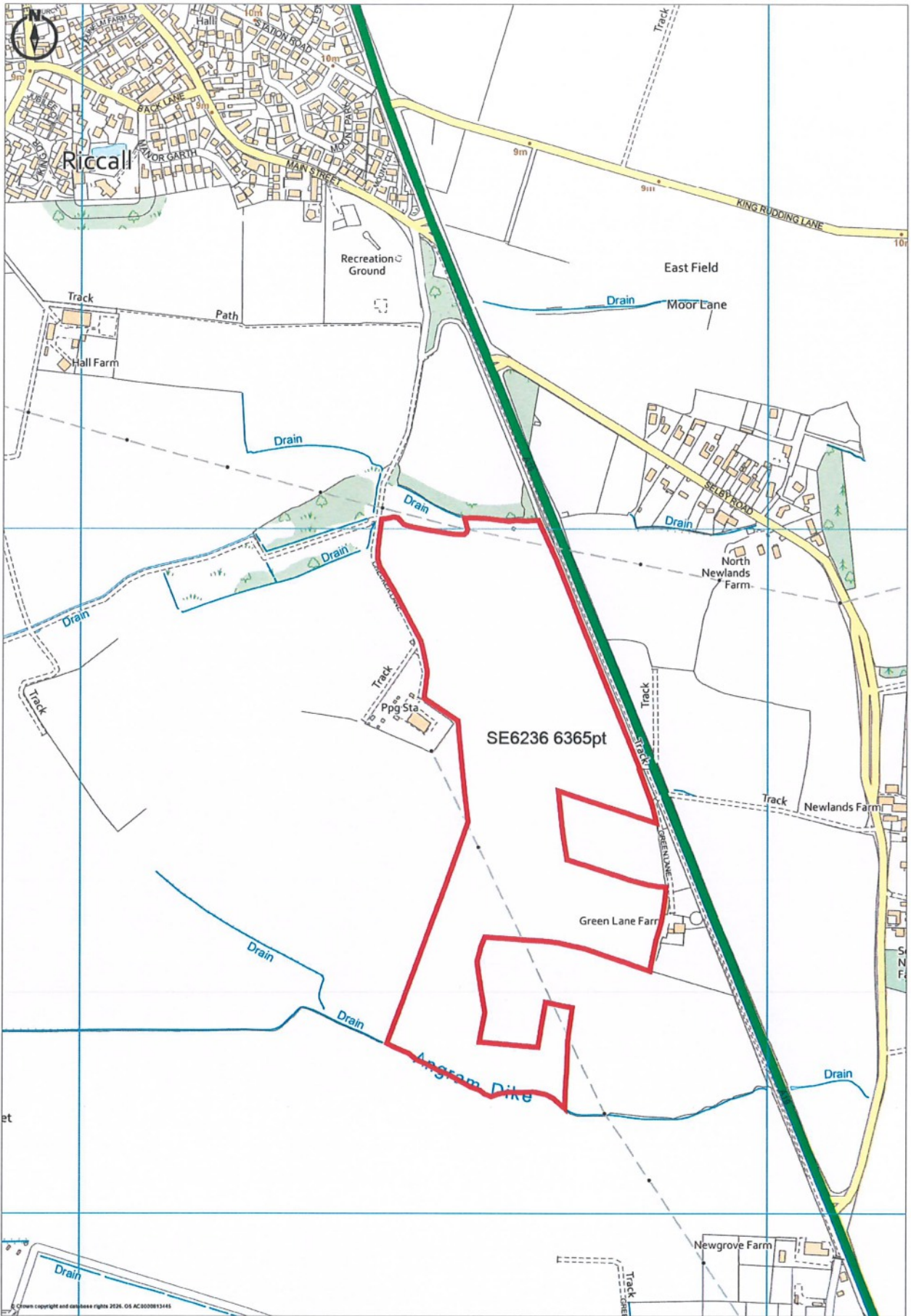
Tel: 01430 331333



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