



Dee
Atkinson
& Harrison

10.40 Hectares (25.71 Acres) or thereabouts of Grazing Land at Bainton, Driffield
Grazing Land TO LET

Grazing Land at Bainton

10.40 ha (25.71 ac) or thereabouts of Grazing Land
TO LET as a whole or in 2 lots

Driffield 6 miles | Market Weighton 10 miles | Beverley 10 miles | Hull 18 miles
(All distances approximate)

DESCRIPTION

The land at Bainton comprises 25.71 acres or thereabouts of grazing land. The land is arranged as 2 ring fenced blocks with the Hilly Field extending to 15.32 acres and Intax and Rectory extending to 10.39 acres.

AREA SCHEDULE

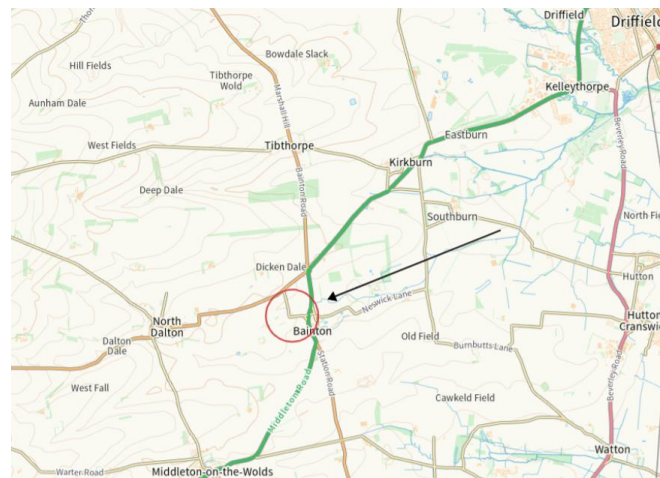
Name	NG No.	Area	
		Hectares	Acres
Intax & Rectory	0442	2.14	5.29
Intax & Rectory	2953	2.06	5.10
Hilly Field	9552	6.20	15.32
TOTAL		10.40	25.71

LOCATION AND ACCESS

The land is situated directly to the north and west of Bainton village. Hilly Field is located to the west of the village has direct access from Ross Lane a track off West End. Intax and Rectory are situated directly north of the village accessed directly from the A614 or West End.

The A614 provides good connection to the local market towns of Driffield 6 miles to the northeast, Market Weighton 10 miles to the southwest, and Beverley 10 miles to the south. Local villages such as North Dalton and Tibthorpe sit approximately 2 miles to the west and north respectively.

LOCATION PLAN



TENANCY TERMS

The land is to be let for an initial 2 year term commencing in the spring of 2026. The land will be restricted to use for grazing and mowing only. The tenant will be responsible for all occupiers' rates, taxes, charges and other outgoings.

METHOD OF LETTING

The land is to be let by informal tender on a Farm Business Tenancy Agreement available as a whole or in two lots. Interested parties should submit their tender rent for the land by 3pm on the 1st April 2026 on the Tender Form provided and in a sealed envelope clearly marked 'Land at Bainton – Tender'.

RIGHTS OF WAY

There is a public footpath crossing Hilly Field. The land will be let subject to all existing or any new easements, wayleaves and rights of way whether formally mentioned in these letting particulars and tenancy agreement or not.

NITRATE VULNERABLE ZONE

The land is within a Nitrate Vulnerable Zone.

SERVICES

We understand there is an existing water supply.

CREDIT CHECK

A financial reference may be required, and the Owners reserve the right to undertake credit checks.

LEGAL COSTS

Each party will be responsible for their own costs incurred with the transaction.

PLANS & AREAS

The plans provided in these particulars and the areas stated are for guidance only.

VIEWINGS

Viewing of the property is strictly by appointment with Dee Atkinson & Harrison on 01377 253151.



BOUNDARY PLAN



FURTHER INFORMATION

For further information please contact:

Molly Richardson MRICS FAAV

T: (01377) 253151

E: molly@dee-atkinson-harrison.co.uk

Tom Bradley

T: (01377) 253151

E: tom@dee-atkinson-harrison.co.uk

Please note that if you have downloaded these particulars from the internet you will need to register your interest with our office to be kept informed of the letting process.

Dee
Atkinson
& Harrison



DEE ATKINSON & HARRISON
THE EXCHANGE
EXCHANGE STREET
DRIFFIELD
E YORKS
YO25 6LD
Tel: 01377 253151



WWW.DEE-ATKINSON-HARRISON.CO.UK

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