



Dee
Atkinson
& Harrison

64.86 acres (26.25 hectares) or thereabouts of Arable Land
North Newbald, Nr Market Weighton, East Yorkshire, YO43 4TW

FOR SALE 64.86 acres (26.25 hectares) of Arable Wold Land North Newbald, Nr Market Weighton, East Yorkshire YO43 4TW

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Guide Price: £925,000 (As a Whole or in 2 Lots)

North Newbald 1.5 miles | Market Weighton 5 miles | South Cave 6 miles
(All distances approximate)

DESCRIPTION

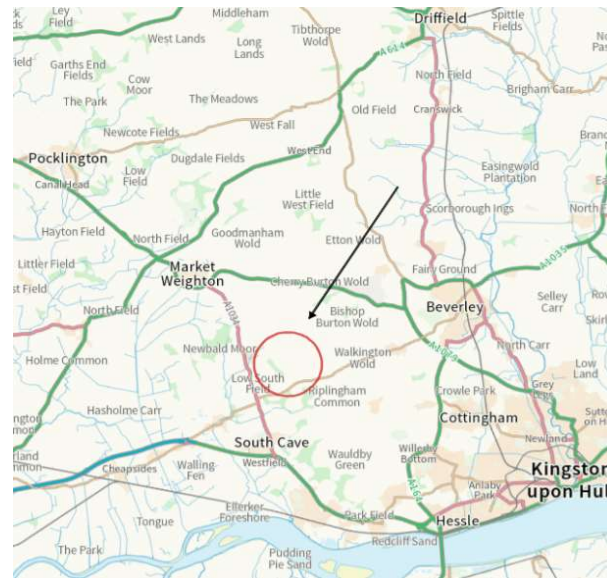
The land as shown edged red and blue on the plan included within these particulars comprises 64.86 acres (26.25 hectares) or thereabouts of predominantly Grade 2 productive arable land with well drained permeable soils from the Swaffham Prior and Andover Soil Series which are well suited to growing cereals, oilseeds, roots and pulse crops.

The land lies between 115 and 130 metres above sea level and falls gently to the west.



LOCATION AND ACCESS

The land is located approximately 1.5 miles to the south-east of the village of North Newbald with extensive road frontage to Burgate which leads to the B1230 at High Hunsley cross roads. Direct access to both lots is available from Burgate.



The land is 7 miles from Beverley and 5 miles from Market Weighton.



THE LAND IS AVAILABLE AS A WHOLE OR IN TWO LOTS:

LOT 1 (Red)

Extending to around 51.52 acres (20.85 hectares), Lot 1 consists of a single parcel of productive arable land currently cropped with Winter Wheat.

LOT 2 (Blue)

Extending to around 13.34 acres (5.40 hectares), Lot 2 consists of a single parcel of productive arable land. The land is currently cropped with Winter Wheat.

BOUNDARY PLAN



AREA SCHEDULE & CROPPING HISTORY

Map Ref	NG Number	Description	Area Ac	Area Ha	2026	2025	2024	2023	2022
Lot 1									
SE9335	1673	Arable	51.52	20.85	Winter Wheat	Potatoes	Winter Wheat	Winter Wheat	Vining Peas
Sub Total			51.52	20.85					
Lot 2									
SE9235	9995	Arable	13.34	5.40	Winter Wheat	Potatoes	Winter Wheat	Vining Peas	Spring Barley
Sub Total			13.34	5.40					
Total			64.86	26.25					



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The land is for sale as a whole by Private Treaty. Interested parties should register their interest with Dee Atkinson & Harrison to be kept informed as to how the sale will be concluded.

Tenure & Possession

The land is freehold and is currently unregistered. It is offered with vacant possession on completion of sale.

Services

We understand that there are no services to the land.

Sporting & Mineral Rights

In so far as they are owned, the sporting and mineral rights are in hand and are included in the sale.

Public Rights of Way, Easements & Wayleaves

The land is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easement or quasi- easements and restrictive covenants, and all existing or proposed wayleaves for electricity, drainage, water, gas, and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligation to define the same respectively.

Agri Environmental Schemes

None of the land is included in an Agri-Environment Scheme.

Nitrate Vulnerable Zone

The land is located within a Nitrate Vulnerable Zone.

VAT

In the event that the sale of the land or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price. As far as the Vendors are aware the land is not subject to VAT.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.

Viewings

Strictly by prior appointment with Dee Atkinson & Harrison 01377 253151.

Health & Safety

Parties are reminded to be vigilant when making an inspection or viewing the land and be aware of potential hazards. Parties viewing the property do so entirely at their own risk.

Plans, Areas, & Schedules

The plans provided in these sale particulars are for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the land before completing a sale.

Contaminated Land

The Vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendors do not give any guarantee in this respect and advises the Purchaser (s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

FURTHER INFORMATION

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Sale Particulars prepared June 2026



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