

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com



Guide Price £110,000

Land at Burse Lane , Holme-On-Spalding-Moor, YO43 4DB

A PRODUCTIVE GRADE 3 ARABLE FIELD

WITH EXTENSIVE ROAD FRONTAGE

EXTENDING TO APPROXIMATELY 10.72 ACRES (4.34 HECTARES)

FOR SALE BY INFORMAL TENDER

CLOSING DATE: 2PM THURSDAY 20 NOVEMBER 2025

Location

The land is situated to the east of Bursea, approximately 4 miles south of Holme-on-Spalding-Moor and 7 miles north east of Howden.

Holme-on-Spalding-Moor is an expanding rural village with a range of local shops and post office, primary school, doctors' surgery, village hall, two churches, playing field, public houses and a limited public bus service. It is situated approximately 5 miles south west of Market Weighton and 16 miles south east of York city centre.

Description

A single arable field with extensive road frontage extending to approximately 10.72 acres or 4.34 hectares in total.

The land is shown as Grade 3 on the MAFF provisional Agricultural Land Classification Map of England and Wales. The land is flat and lies approximately between 4m and 7m above mean sea level. The soil is described within the Everingham Series as a stoneless loamy fine sand, well drained, easily worked and suitable for combinable and root crops. No potatoes have been grown on the land for the last 30 years.

Schedule

SE8133 4976 Arable 4.34 Ha 10.72 Ac

Contaminated Land

The seller is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The seller does not give any guarantees in this respect and advises potential buyers to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

Cropping History

- 2021
Fodder Beet & Winter Barley
- 2022
Spring Barley
- 2023
Winter Triticale
- 2024
Winter Wheat
- 2025
Sugar Beet

Delinked Payments

The land is registered on the Rural Payments Agency's Land Parcel Identification System and has been eligible for payments under the Basic Payment Scheme. Any future delinked payments will be retained by the seller.

Environmental Schemes

The land is not currently entered into any Environmental or Countryside Stewardship or Sustainable Farming Incentive Schemes.

Growing Crop/Holdover

The land is currently in sugar beet which will be lifted prior to completion of the sale. No holdover is required by the seller.

Ingoing Valuation/Dilapidations

There will be no ingoing valuation payable by the buyer and there will be no consideration or allowance made whatsoever for any dilapidations or other deductions.

Mineral, Sporting and Timber

All sporting rights and standing timber are included in the sale in so far as they are owned. The mines and minerals are excluded from the sale.

Nitrate Vulnerable Zone

The land lies within a surface water Nitrate Vulnerable Zone.

Outgoings

Drainage rates on the land are payable to the Ouse & Humber Drainage Board.

Plans, Areas and Schedules

The plans shown and areas stated in these sales particulars are based on Ordnance Survey data and the Rural Payments Agency's Land Parcel Identification System. They are for guidance only and are subject to verification with the Title Deeds.

Possession

Vacant possession will be granted on completion.

Rights of Way

There are no known rights of way affecting the land.

Services

There are no known services connected to the land.

Tenure

The land is understood to be Freehold, being registered under Title Number YEA73739.

Wayleaves and Easements

The land is sold subject to and with the benefits of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and restrictive covenants and all existing and proposed wayleaves and easement for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these sales particulars or not and without any obligation to define the same respectively.

Viewing

By appointment with the agents, tel: 01430 872551.

Further Information

Please contact Martin Swann, tel: 01430 872551
Mobile: 07711 200854
Email: martinswann@hornseys.uk.com

Local Authority

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley HU17 9BA, tel: 01482 393939, email: customer.services@eastriding.gov.uk

Method of Sale

The land is for sale by informal tender. Tenders must be submitted on the enclosed form in a sealed envelope clearly

marked 'Bursea Lane Tender' to the agents' offices at 33 High Street, Market Weighton, York YO43 3AQ by no later than 2pm on Thursday 20 November 2025.

Guide Price

£110,000

IMPORTANT INFORMATION

Hornseys for themselves and the seller of this land for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of prospective buyers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective buyers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquiries.
3. A detailed survey of the land has not been undertaken and nothing in these particulars should be deemed to be a statement that the land is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective buyers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the land. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the land remains as displayed in the photographs and no assumptions should be made regarding parts of the land that have not been photographed.
6. Prospective buyers should make their own independent enquiries regarding use or past use of the land, necessary permissions for use and occupation, potential uses and any other matters affecting the land prior to submitting a tender.
7. No responsibility can be accepted for any costs or expenses incurred by prospective buyers in inspecting the land, making further enquiries or submitting a tender for the land. Any person inspecting the land does so entirely at his/her own risk.
8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty or enter into any contract whatsoever in relation to the land. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.

The map illustrates the proposed Bursea Lane, a yellow-highlighted road running diagonally from the bottom left towards the top right. Key features include:

- Buildings:** Bursea House (bottom left) and Bursea Grange (top right).
- Landmarks:** Sand Gap (center) and a Wind Turbine (bottom right).
- Infrastructure:** Multiple drains (blue lines) and tracks (dashed lines) are shown throughout the area.
- Distances:** Specific distances are marked along the proposed lane: 5m near Bursea House, 6m near Sand Gap, and 4m near Bursea Grange.
- Orientation:** A north arrow is located in the top left corner.

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LAND ON BURSEA LANE, HOLME-ON-SPALDING-MOOR



FORM OF TENDER

**APPROXIMATELY 10.72 ACRES, BURSEA LANE,
HOLME-ON-SPALDING-MOOR**

SUBJECT TO CONTRACT

NAME:

ADDRESS:

.....

.....

POST CODE:

TEL NO:

EMAIL:

I/We hereby offer the following sum for approximately 10.72 acres, Bursea Lane, Holme-on-Spalding-Moor

£.....

(In words).....

SOLICITORS

NAME:

ADDRESS:

.....

.....

POST CODE:

TEL NO.:

In accordance with the sales particulars and subject to the following terms and conditions:

1. Tenders should be submitted to the agents' offices R Hornsey & Sons, 33 High Street, Market Weighton, York YO43 3AQ by 2pm on Thursday 20 November 2025 in a sealed envelope marked 'Burse Lane Tender'.
2. Tenders should be for a fixed sum in pounds sterling and it is advised that offers should be made for an uneven amount to avoid identical tenders.
3. Escalating or accumulating offers will not be considered.

4. Emailed offers will only be accepted by prior arrangement with the selling agents.
5. Offers should include the full name, address and telephone number of the offeror(s) and the name, address and telephone number of the solicitors representing the offeror(s).
6. Any offer submitted on behalf of a third party will only be accepted on the declaration of the identity and address of that party.
7. The seller reserves the right not to accept the highest or indeed any offer that is received. All offers will be treated in the strictest of confidence. The offeror(s) will be notified of the seller's decision at the earliest opportunity after the closing date.
8. It is the responsibility of any intending offeror(s) to satisfy themselves as to the basis upon which an offer is made. The making of any offer upon this property will be taken as an admission by the intending buyer(s) that he/she/they has/have previously received and understands the sales particulars, has/have made all prudent enquiries and has/have relied solely on his/her/their agent's/adviser's judgement.

Please provide the following information in respect of financing the sum offered (please delete as appropriate):

- | | | |
|----|---|--------|
| a) | Is the offer made with cash funds available? | Yes/No |
| b) | Is the offer subject to finance other than cash? | Yes/No |
| | If yes to (b) has the finance been confirmed? | Yes/No |
| c) | Is the offer subject to the sale of another property? | Yes/No |

Signed:

Date: