



57.74 Acres (23.37 Hectares) or thereabouts of Arable Land

Great Cowden, Nr Aldbrough, East Yorkshire

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## Great Cowden, Nr Aldbrough, East Yorkshire

Guide Price £475,000

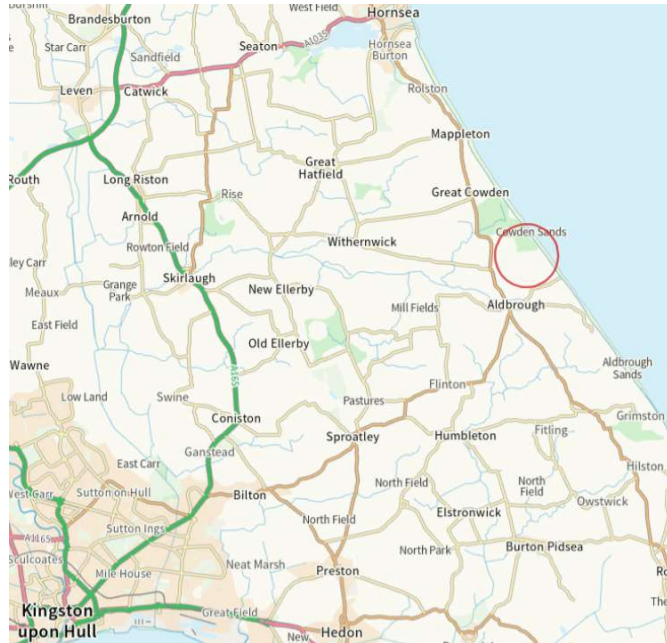
### DESCRIPTION

The land as shown edged red on the plan included within these particulars comprises a single parcel of arable land located between the villages of Great Cowden and Aldbrough on the East Yorkshire Coast.

The land lies between 15m - 20m above sea level and is generally level. We understand that the land has been underdrained.

The soils are within the Burlington 2 soil series and the land is currently cropped with Winter Barley.

### LOCATION PLAN



### LOCATION AND ACCESS

The land is located to the south of the village of Great Cowden and to the north of the village of Aldbrough. It borders the coast to the east.

The land is accessed via a track that leads from the B1242 road.

### GENERAL REMARKS AND STIPULATIONS

#### Method of Sale

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

The Vendors reserve the right to complete a sale by any other means at their discretion.

#### Tenure & Possession

The land is for sale freehold with vacant possession on completion.

#### Services

We understand that there are no services to the land.

#### Agri- Environment Schemes

The land has been registered on the Rural Land Register but there are no environmental schemes pertaining the land.

#### Nitrate Vulnerable Zone

The land is included within a Nitrate Vulnerable Zone.

#### Area Schedule

The land extends to around 57.74 acres or thereabouts

### Ingoing Valuation

If an ingoing valuation is required the Purchaser(s) will, in addition to the purchase price, pay an ingoing valuation for any growing crops, acts of husbandry, cost of cultivations.

### Public Rights of Way, Wayleaves & Easements

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

### Planning

Planning enquiries in respect of the land should be directed to:

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

Tel: 01482 393939

### Plans, Areas & Schedules

The plans provided in these sales particulars and the areas stated are for guidance only and are subject to verification with the title deeds.

### Sporting & Mineral Rights

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

### 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 make such enquiries and investigations which may be necessary to satisfy themselves that none of this land is so filled.

### Certificate of Unexploded Ordinance

The land adjoins the former Ministry of Defence RAF Cowden range. A Clearance Certificate has been issued and a copy is available on request.

### 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.

### Viewing

Viewing of the land can be arranged by prior appointment with Dee Atkinson & Harrison.

### Health & Safety

Please note that the land is currently part of a working farm with potential hazards. The land his subject to coastal erosion on the cliff edge. Please be vigilant when viewing the land.

## FURTHER INFORMATION

For further information please contact:

Molly Richardson MRICS FAAV

T: 01377 253151

E: [molly@dee-atkinson-harrison.co.uk](mailto:molly@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 sale process.

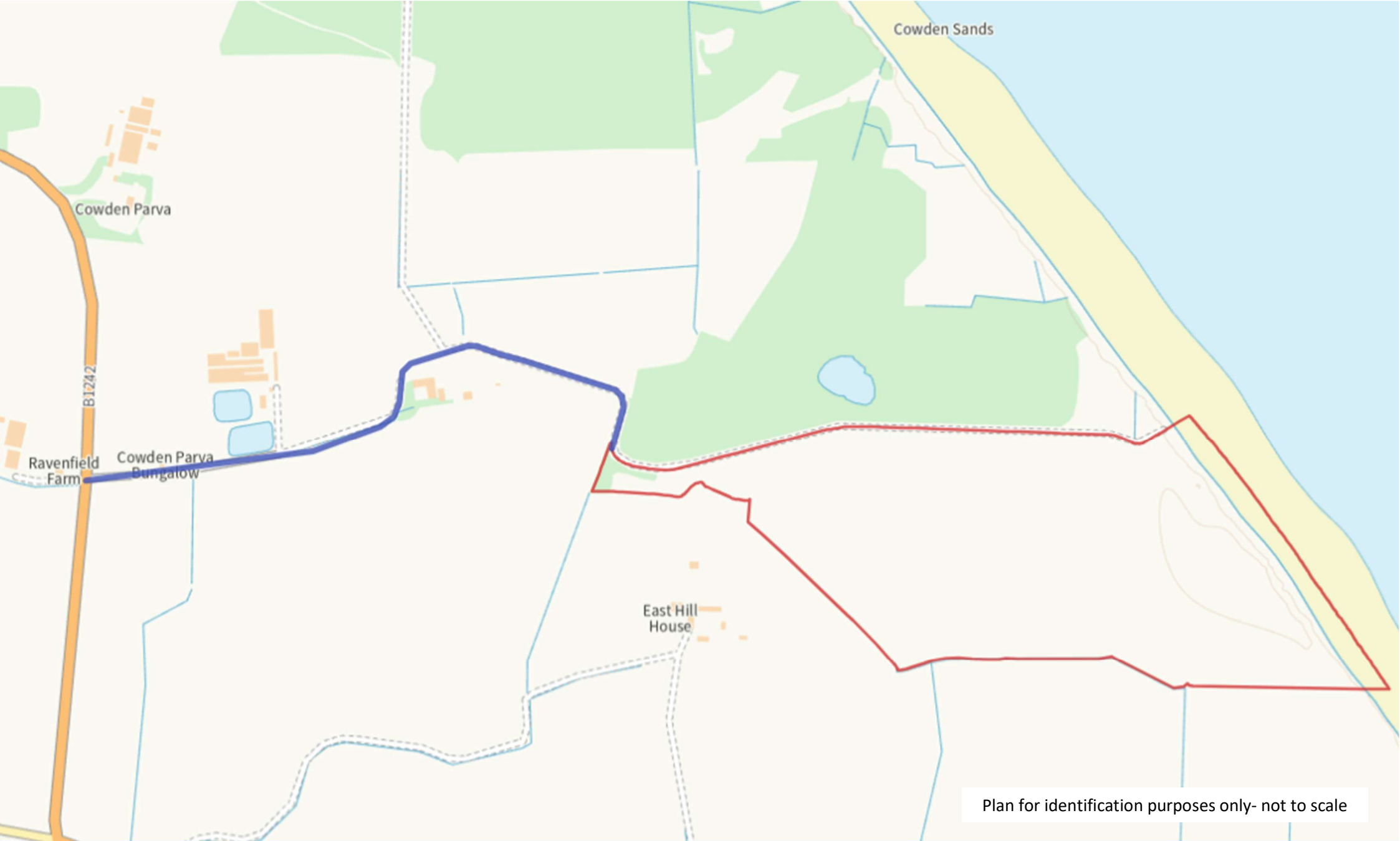
Sales Particulars prepared

May 2026

Photographs taken

April 2026





Plan for identification purposes only- not to scale

DEE ATKINSON & HARRISON  
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