

Bartle & Son

Auctioneers & Valuers
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HORNSEA ROAD, SKIPSEA YO25 8ST

One block of arable land in a “ring fence” with road frontage to Hornsea Road (B1242) lying to the south of the village of Skipsea, two-thirds of a mile from the Coast.

46.6 ACRES OF ARABLE LAND



Suitable for growing potatoes on about 10 acres adjoining Hornsea Road and for cereals, beans, oil seed rape, etc. on the remainder. The land is mainly unfenced, with mature hedges to the eastern and western boundaries and to Hornsea Road.

GUIDE PRICE: £485,000

Viewing by arrangement with the Agents

Property ref: BC/445

LAND OFF HORNSEA ROAD, SKIPSEA YO25 8ST

DESCRIPTION

The land is shown outlined red on the sale plan and is un-divided. Access is available from Hornsea Road (B1242) and there are tramlines through the wheat crop to enable a full inspection on foot only (no vehicles permitted before harvest). The land slopes from east to west and from north to south, mainly on a gentle slope towards Stream Dyke (or Skipsea Drain), a Drainage Board maintained watercourse, to which the land has an outfall in one corner. The ten acres near the road is fairly level.

Soil type: Holderness Burlingham (572) mostly described as chalky till in “Soils of England & Wales” soil survey booklet and plan.

TENURE

Freehold with vacant possession on completion. The vendors will consider an ‘early entry’ agreement after this year’s harvest has been completed subject to an increased deposit being paid by the purchaser.

CROPPING

Although accurate records of cropping during the last 5 years are not available, following the sudden death of the sole tenant in 2024, local knowledge suggests that cereals and oil seed rape have been grown in rotation, with 10 acres planted with potatoes in 2025.

There are no Countryside Stewardship or Sustainable Farming Incentive Schemes in existence as far as we know.

SPORTING RIGHTS AND MINERALS

Sporting rights and minerals, in so far as they are owned, are included with the freehold.

RIGHTS OF WAY, WAYLEAVES, ETC.

There is one public footpath shown on the East Riding of Yorkshire Public Rights of Way map which appears to be little used; no bridle paths or other rights of way; nor are there any restrictive covenants affecting the land (other than the proposed development clause stated below).

There is a wayleave agreement with Yorkshire Electricity (now Northern Powergrid) in respect of a single overhead electricity line with 2 poles.

TENANT-RIGHT

There will be no tenant-right payable upon the land which will be left in stubble and/or uncultivated after this year’s wheat crop has been harvested (subject to review in September). The purchaser shall not be entitled to make any claim for dilapidations or deductions whatsoever.

LOCAL AUTHORITY

East Riding of Yorkshire Council – website: eastriding.gov.uk

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PLAN

The extracts of the Ordnance Survey plan are provided for identification purposes only, are not guaranteed to be of a particular scale and expressly do not form part of any contract. The purchaser will be deemed to have satisfied himself/themselves of the accuracy of all this information.

VAT

VAT is not chargeable and the option to register the property for VAT has not been exercised by the Vendors to date.

VIEWING AND ACCESS

The land may be inspected at any reasonable time during broad daylight when in possession of a set of these sale particulars. Prospective purchasers are requested to let Bartles know when they propose to view so that the current farmer-contractor, who lives adjoining, may be informed in advance. 24 hours' notice is asked for. Definitely no vehicles on the land before harvest, please.

TERMS

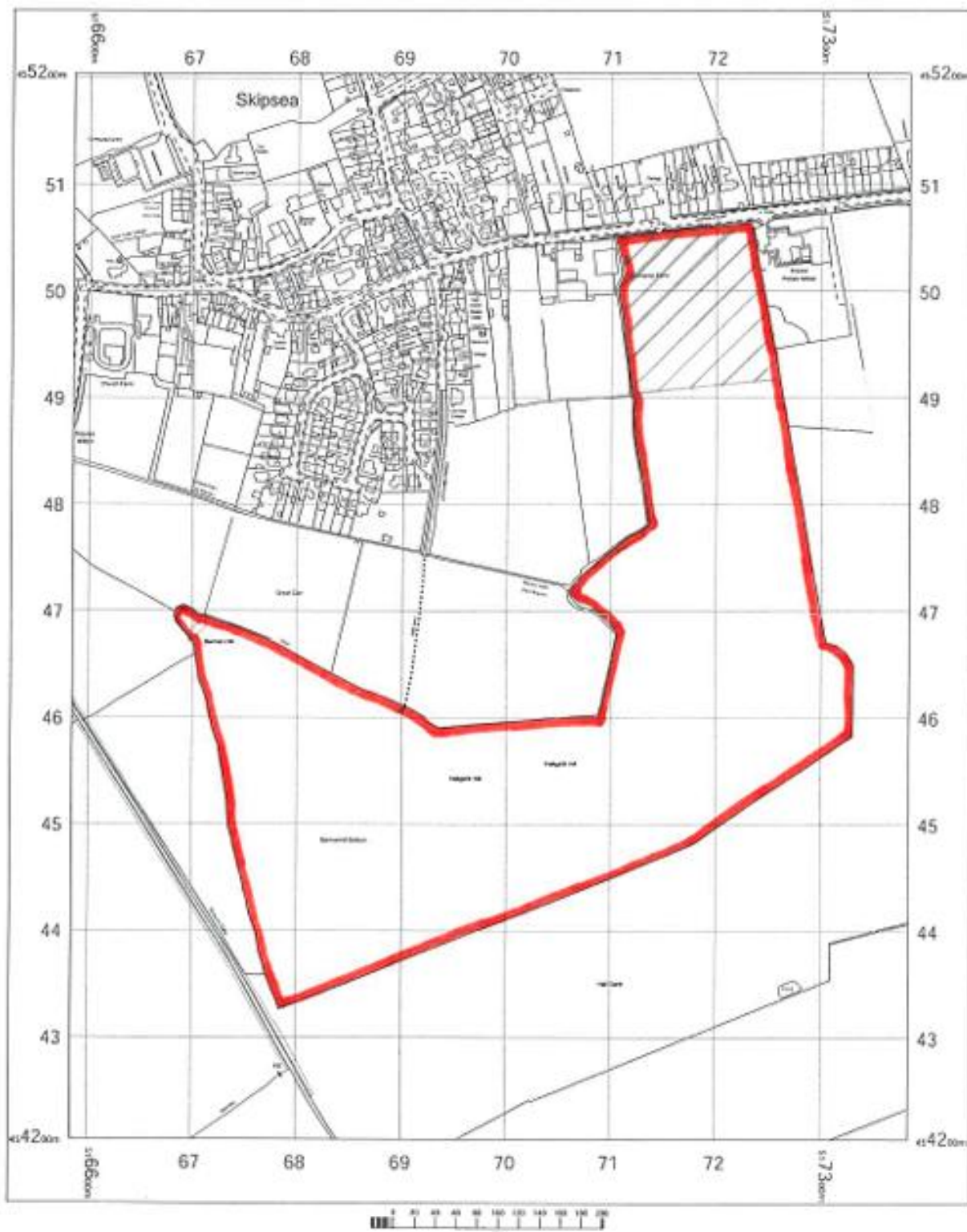
Offers in the region of £485,000 are invited with a view to legal completion by the end of October or earlier by agreement. If an autumn-sown wheat crop has been sown before a sale agreement, the cost of seed, herbicides, fertiliser (if any) and labour will be re-charged to the purchaser (at cost and with reference to the CAAV costings rates).

An 'overage agreement' will form part of the contract – essentially providing for a claw-back by the vendors of half of any net development value which may be realised during the next 25 years - applicable to about 5 acres with frontage to Hornsea Road shown hatched on the plan.

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21/7/2026



OS MasterMap 1250/2500/10000 scale
 Friday, June 20, 2025, ID: BW1-01228639
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N.B. We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if you are contemplating travelling a considerable distance to view this property.

