

CLUBLEYS



17.14 Acres of Agricultural/Strategic Land at Middleton on the Wolds Drifffield, YO25 9UG

Offers in Excess of £240,000





CROPPING HISTORY

PARCEL	ACRES	HECTARES	CROP			
			2026/2027	2025/2026	2024/2025	2023/2024
SE9449 8692 pt.	16.93	6.85	Winter Wheat	Winter Wheat	Potatoes	Winter Wheat
SE9449 8692 pt.	0.21	0.09	Woodland	Woodland	Woodland	Woodland
Total	17.14	6.94				

ACCESS

The land has road frontage to and access from Church Hill Road/A614.

SERVICES

We are not aware of any services connected to the property.

NITRATE VULNERABLE ZONES

The land is designated as being within a Nitrate Vulnerable Zone.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights, insofar as they are owned, are included in the sale.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

DEVELOPMENT CLAUSE

The land is subject to a pre existing Overage Agreement whereby 50% of any uplift in value due to the granting of planning consent for development of the property would be due to the Personal Representative of a previous owner.

The Overage Period ends on 25th February 2034.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements, or Rights of Way which affect the property, however, the land is sold subject to, and with the benefit of, all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

EARLY ENTRY AND HOLDOVER

It is anticipated that by the time a sale is ready to complete there will be an established crop of Winter Wheat on the land. The Purchaser will be able to purchase the growing crop or allow the current occupier to holdover on the crop through to harvest however please note the crop belongs to the Tenant, not the Vendor.

LOCAL AUTHORITY

East Riding of Yorkshire Council.

PLANS, MEASUREMENTS AND BOUNDARIES

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

TENURE

The property is offered for sale freehold.

The land is let on a Farm Business Tenancy and notice has been served to terminate the current agreement on 1st October 2027. The tenant is however happy to surrender early if required to enable vacant possession to be granted for completion.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

The Vendor reserves the right to conclude the sale by any means.

GUIDE PRICE

The land is offered for sale with a guide price of Offers in Excess of £240,000.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

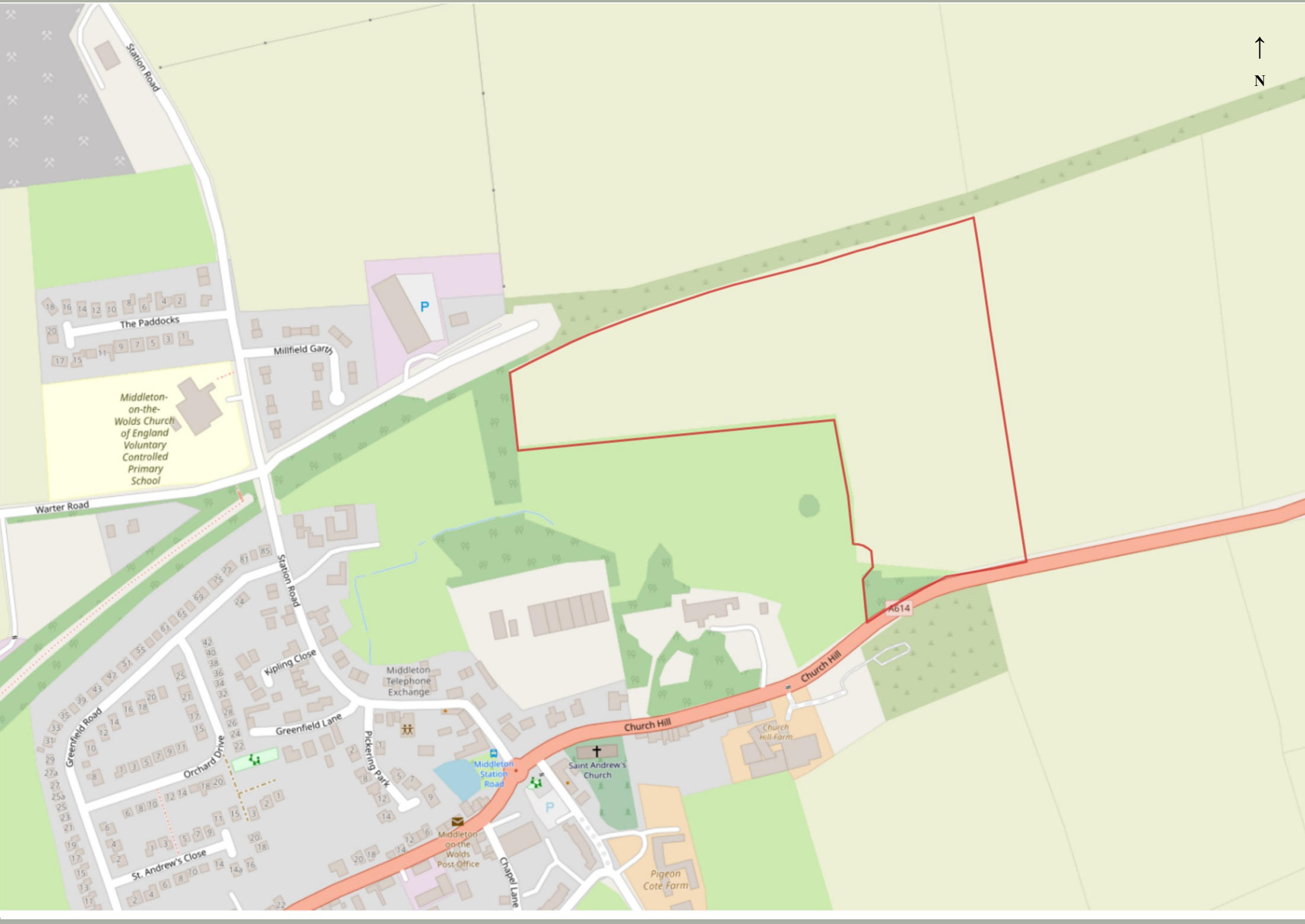
ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VIEWINGS

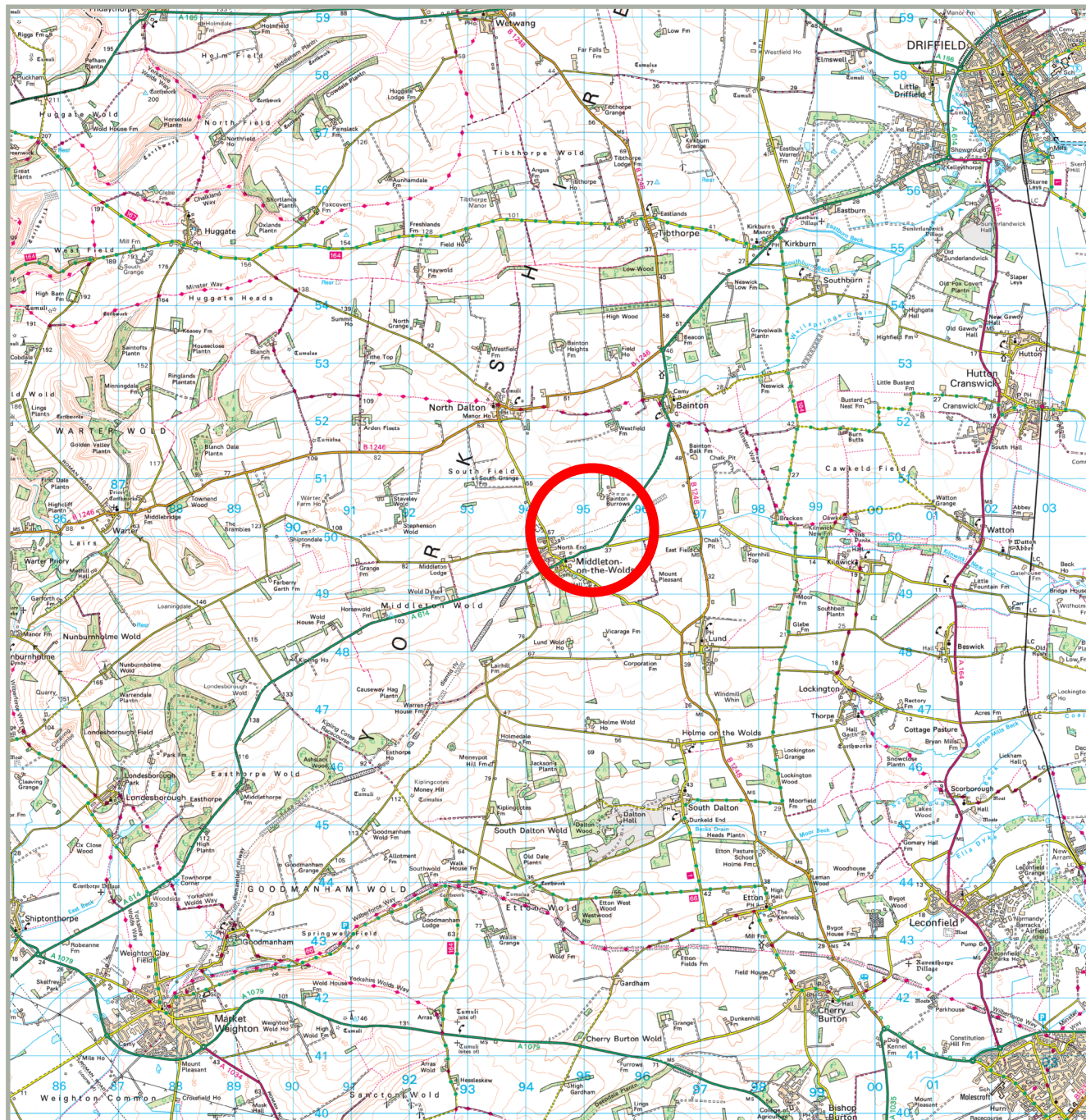
Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.







LOCATION PLAN



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Market Weighton
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CAAV



RICS®

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.