

CLUBLEYS



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

Offers in Excess of £240,000







17.14 ACRES OF AGRICULTURAL / STRATEGIC LAND AT MIDDLETON ON THE WOLDS

LOCATION

The land is located less than half a mile east of the village of Middleton on the Wolds, situated to the north of Church Hill Lane, as shown on the plan.

The What3Words location reference is: [///evenly.home.plantings](https://www.what3words.com/en/:///evenly.home.plantings)

DESCRIPTION

The land comprises a single parcel of productive arable land, suitable for growing cereals and other combinable crops. The land has previously grown potatoes. The land also includes a small copse (0.21 acres).

In addition to its agricultural use, the land is adjacent to the village of Middleton on the Wolds and as a consequence may be suitable for other uses, subject to the appropriate consents and may have long term development potential.

The land is enclosed by either mature hedging or boundary fencing.

The land is classified as Grade 2 on the Natural England Agricultural Land Classification Map. The soil is identified as mainly being from the Panholes Soil Series on the Soil Survey of England and Wales, which is described as well drained calcareous fine silty soils over chalk suitable for cereals, short term grassland, potatoes and field vegetables. Part of the field to the west is identified as being from the Andover 1 Soil Series on the Soil Survey of England and Wales, which is described as shallow well drained calcareous silty soils over chalk on slopes and crests and as suitable for winter cereals and grass. The remainder of the field to the north east is identified as being from the Burlingham 2 Soil Series on the Soil Survey of England and Wales, which is described as deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging and as suitable for winter cereals and some field vegetables.

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

DETAILS TO BE CONFIRMED.

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.

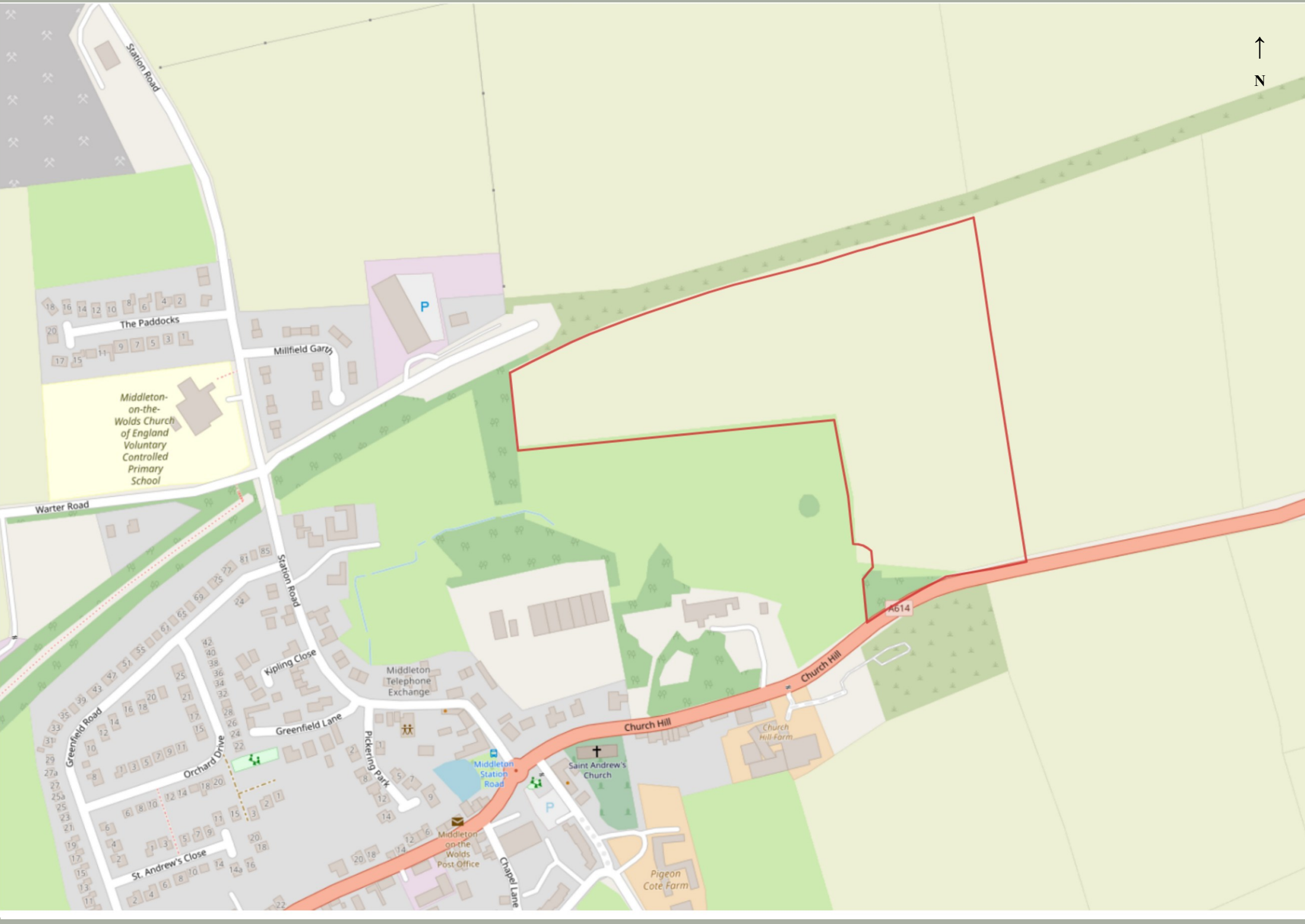
ANTI-MONEY LAUNDERING REGULATIONS

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

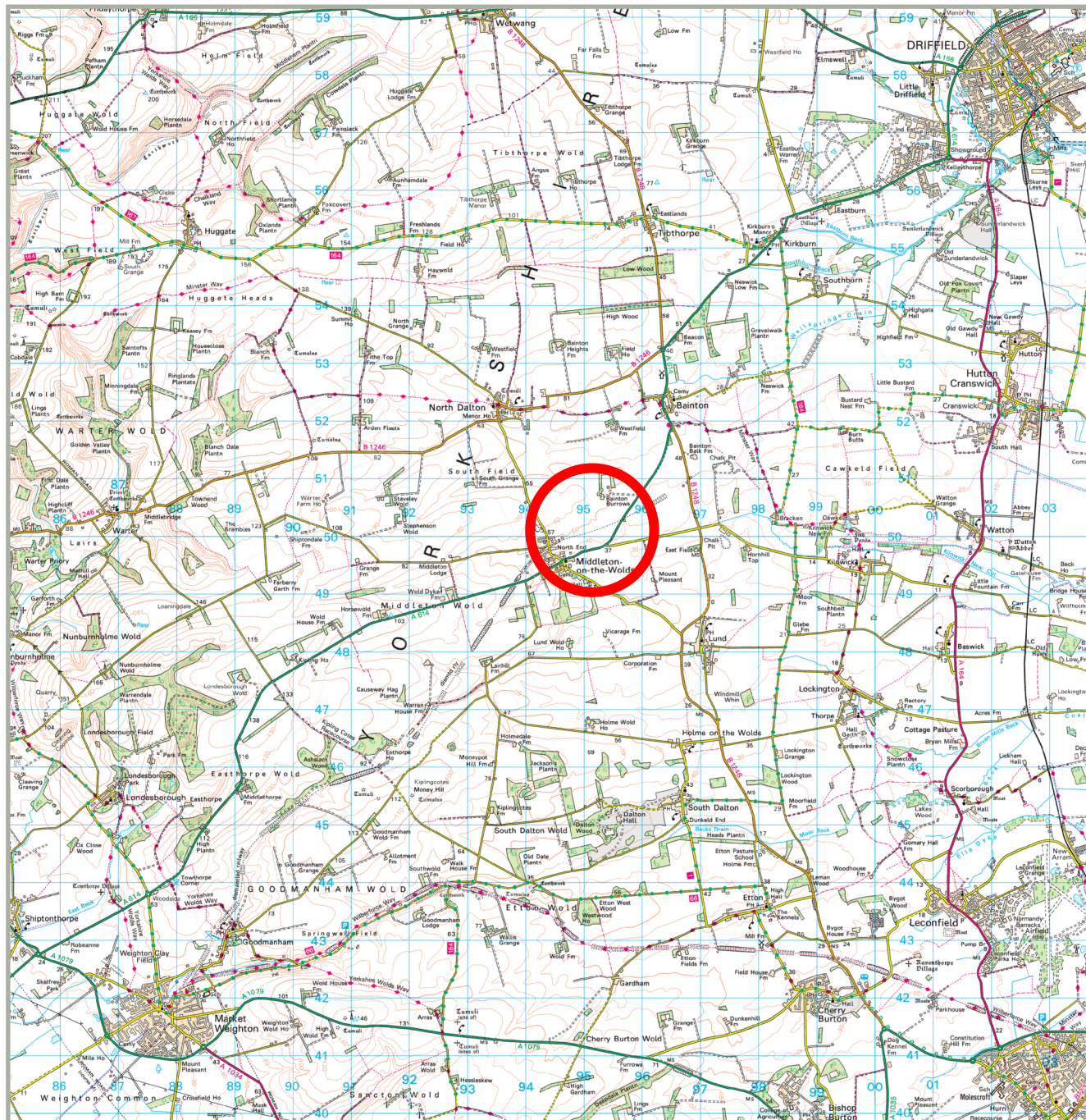
Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.







LOCATION PLAN



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Market Weighton
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CAAV



RICS®

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