



Dee  
Atkinson  
& Harrison

21.41 Ha (52.90 acres) of Grade 2/3 Arable Land at Etton, Nr Beverley, East Yorkshire

# 21.41 Ha (52.90 Acres) of Productive Grade 2/3 Arable Land

Etton, Near Beverley, East Yorkshire

**Guide Price: Offers in excess of £660,000 (£12,476 per acre)**

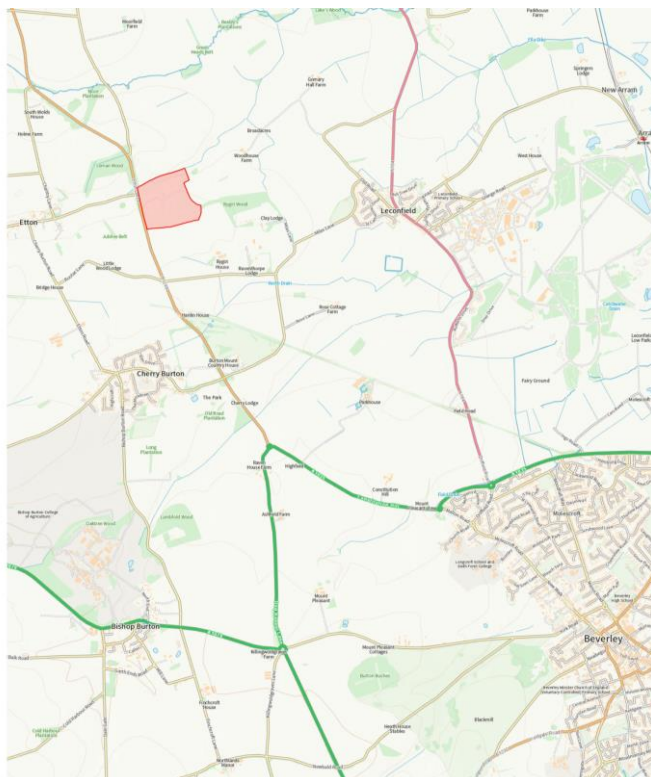
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## DESCRIPTION

The land comprises a single parcel of good quality arable land capable of producing high yields and classified as Grades 2/3.

The land includes soils classified within the 'Burlingham 2' Soil Series which consist of deep fine loamy soils well suited to growing cereals, oilseeds, proteins and field vegetables.

## LOCATION PLAN



## LOCATION AND ACCESS

The land is located approximately 4 miles to the north of Beverley, 12 miles south of Driffield and less than 1 mile to the east of Etton village.

Access is gained via a gateway leading directly on to the B1248.

## 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 Vendor reserves the right to complete the sale by any other means at their discretion.

### TITLE, TENURE & POSSESSION

Title to the land is registered under: HS169648 and is for sale freehold. Vacant possession will be provided on completion.

### SERVICES

There are no services to the land.

### BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register and used to claim BPS Entitlements. The purchaser(s) will be required to satisfy themselves as to the eligible area for the Basic Payment Scheme. The entitlements relating to the land are included in the sale. The Purchaser(s) will be required to provide an indemnity against any future breach of cross compliance between the date of completion and the end of the 2021 Cross Compliance period.

## NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.

## SPORTING AND MINERAL RIGHTS

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

## INGOING VALUATION

The land has been sown with Winter Oilseed Rape following Winter Barley. An ingoing valuation will be payable by the purchaser(s) for any seeds, fertilisers, cultivations, sprays and acts of husbandry applied to the land or undertaken prior to completion.

## PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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 AND 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.

### SCHEDULE & CROPPING (BASED ON 2021 RPA RLR PLAN)

MAP SHEET	NG NUMBER	GROSS AREA		ELIGIBLE AREA		DESCRIPTION
		HA	ACRES	HA	ACRES	
SE9943	2071	21.41	52.90	21.41	52.90	Winter OSR
<b>TOTALS =</b>		<b>21.41</b>	<b>52.90</b>	<b>21.41</b>	<b>52.90</b>	

### AGRI - ENVIRONMENT SCHEMES

The land is currently entered into a Mid-Tier Stewardship agreement ending on the 31<sup>st</sup> December 2021 and including 6m buffer strips and Field Corner Management scheme options. The vendor will continue the agreement to the end of the term, with the necessary arrangements to be put in place should completion take place before the 31<sup>st</sup> December 2021.

### CONTAMINATED LAND

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does 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.

### VAT

In the event that the sale of the property 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 will be permitted strictly by prior appointment through Dee Atkinson & Harrison.

### HEALTH AND SAFETY

The land is part of a working farm with potential hazards. Please be vigilant when viewing.

### FURTHER INFORMATION

For further information please contact:

Oliver Stones BSc (Hons) MRICS FAAV

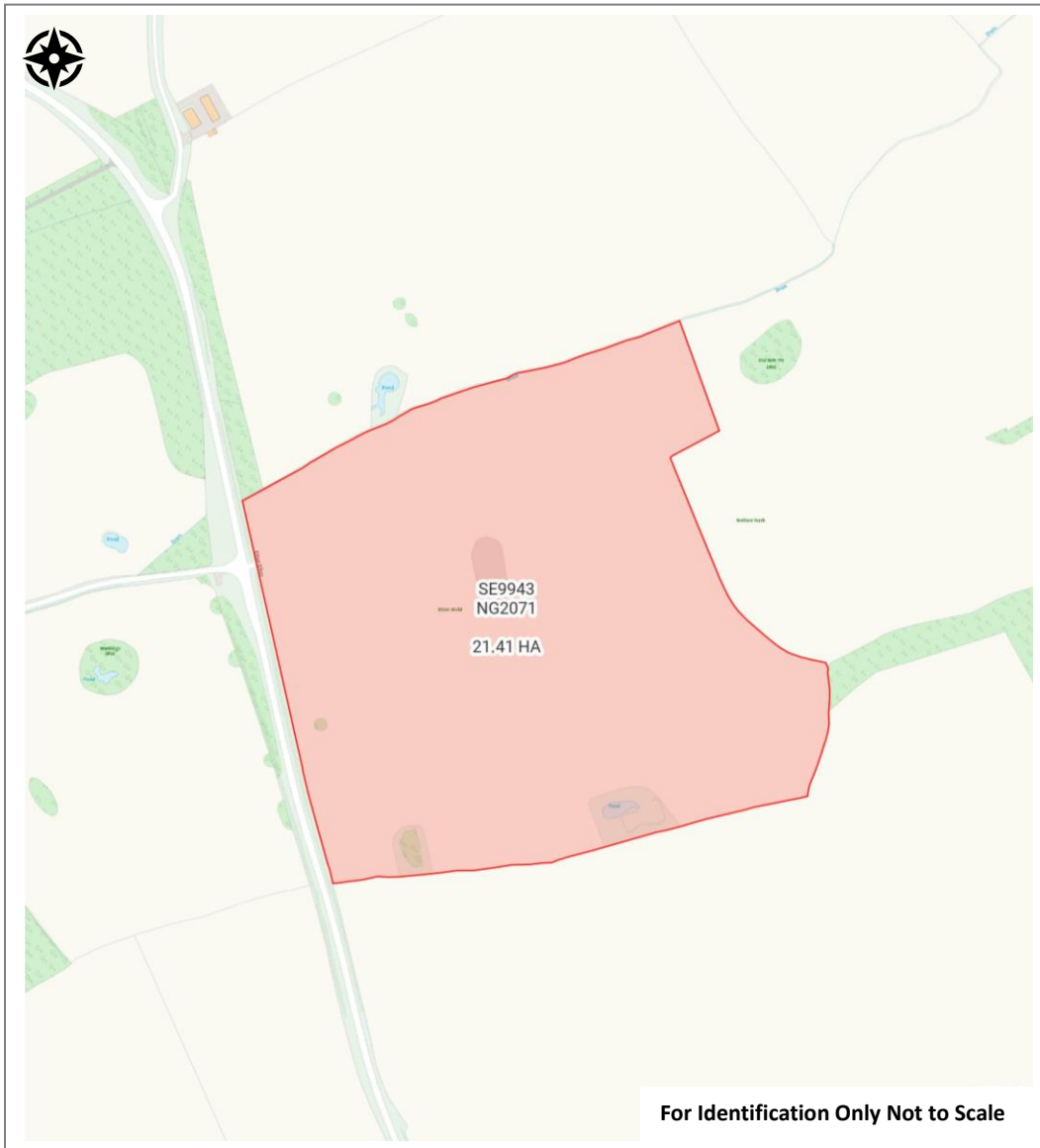
**Mobile:** 07912 481162 / **Office:** 01377 253151 / **Email:** [oliver@dee-atkinson-harrison.co.uk](mailto:oliver@dee-atkinson-harrison.co.uk)

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.

### NOTES

Sales Particulars: Prepared July 2021. Photographs taken: June 2021





**DEE ATKINSON & HARRISON**  
**THE EXCHANGE**  
**EXCHANGE STREET**  
**DRIFFIELD**  
**E YORKS**  
**YO25 6LD**  
**Tel: 01377 253151**

**Disclaimer:** Dee Atkinson & Harrison for themselves and for the vendor or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

[WWW.DEE-ATKINSON-HARRISON.CO.UK](http://WWW.DEE-ATKINSON-HARRISON.CO.UK)



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