



Dee
Atkinson
& Harrison

FOR SALE By Private Treaty

3.21ha (7.93 Acres) or thereabouts of Arable Land at Sproatley near Hull, East Yorkshire

Land at known as 'Amen' field, Sproatley, near Hull

3.21ha (7.93 Acres) or thereabouts of productive arable land

For Sale by Private Treaty



One parcel of arable land extending to around 3.21ha (7.93 acres)
 Hull 7 miles | Hedon 4 miles - (All distances approximate)

DESCRIPTION

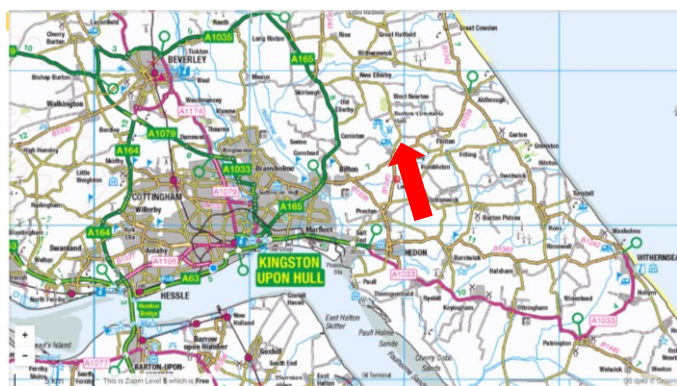
The land comprises one parcel of productive arable land, extending to 7.93 acres (3.21 hectares) or thereabouts.

The land is classified as Grade 2 very good quality agricultural land, suitable for growing a wide range of crops, with road frontage to the B1240 to Hedon. The land may also be suitable for amenity or equestrian uses subject to any necessary planning consents.

LOCATION AND ACCESS

The land is approximately 0.50 miles south of Sproatley village, which is 7 miles north east of Hull and 4 miles north of Hedon in East Yorkshire. Access to the land is from the B1240 at the tip of its western boundary. <http://purified.symphony.challenge>

LOCATION PLAN



METHOD OF SALE

The land is for sale by Private Treaty. Interested parties should register their interest with Dee Atkinson & 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.

TENURE & POSSESSION

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

SERVICES

There are no services to the land.

BASIC PAYMENT SCHEME (BPS)

The land is understood to have been registered on the Rural Land Register and has been used historically to activate Basic Farm Payment entitlements.

AGRI ENVIRONMENT SCHEMES

The land is not part of an existing agri-environment scheme.

NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

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

AREA SCHEDULE

OS NG No.	Area	
	Hectares	Acres
TA1932 4686	3.21	7.93
Total	3.21	7.93

2023 Crop – Winter Wheat 2024 Crop - Fallow

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

An easement in favour of National Grid crosses the field for a gas pipeline and there is a wayleave in favour of Northern Power Grid over the land for overhead electricity poles.

The land is offered 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, all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes whether shown on the plan or indicated within these particulars or not and without any obligations to define the same respectively.

VIEWING & FURTHER INFORMATION

Interested parties may inspect the land on foot only whilst in possession of a set of these letting particulars and during daylight hours.

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

OVERAGE PROVISION

The land will be sold subject to an overage clause whereby the Vendor or their Successors in Title will receive 30% of any uplift in value arising as a result of obtaining any planning consent for a change of use from agriculture or domestic equestrian grazing use for a period of 30 years from the completion of contracts. The Vendor may consider alternatives to this provision but any offer made must clearly set out an alternative to this provision and detail the proposed change of use.

PLANS AREAS AND SCHEDULES

The areas in these details are based on the Ordnance Survey data from the Land App system. All areas are subject to verification.

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

GUIDE PRICE

Offers over £75,000

FURTHER INFORMATION

Dee Atkinson & Harrison:

Contact: T: 01377 253151

Davina Fillingham MRICS FAAV

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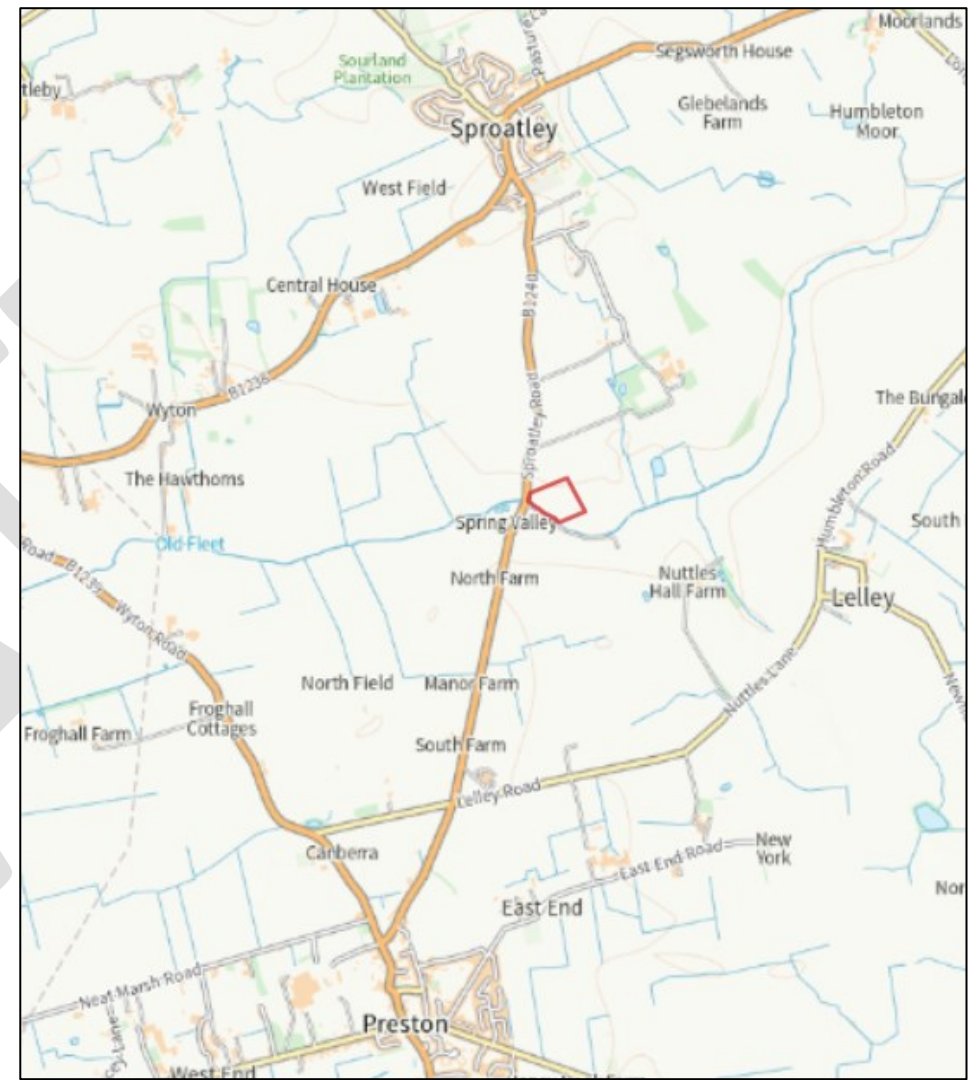
Carole Johnston

E: carole.j@dee-atkinson-harrison.co.uk

Photographs and Details Prepared: May 2024



BOUNDARY PLANS



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