

An aerial photograph of a vast agricultural landscape. The foreground is dominated by a large, dark brown plowed field. A tractor is visible in the middle ground, working in a narrow strip of the field. To the right, there are several large, rectangular green fields, likely containing crops like grass or clover. In the background, there are rolling hills and a line of trees under a cloudy sky. A red rectangular box in the top right corner contains the text 'Dee Atkinson & Harrison' in white.

Dee  
Atkinson  
& Harrison

357.03 Acres (144.49 Hectares) of Grade 2 Arable Land at Middleton on-the-Wolds /Bainton, Nr Driffield, East Yorkshire. *(Available as a whole or in three lots.)*

# 357.03 Acres (144.49 Hectares) of Grade 2 Arable Land

## Middleton on- the - Wolds/ Bainton, Nr Driffield, East Yorkshire.

*(Available as a whole or in three Lots)*

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### DESCRIPTION

Located on the highly desirable Yorkshire Wolds the land extends to 357.03 Acres (144.49 Hectares) and offers a rare opportunity to acquire productive Grade 2 Wolds arable land and is being offered for sale by private treaty either for sale as a whole or in three lots. Lot 1 is situated south west of Bainton village with road frontage onto the main A614, extending to 89.82 Acres (36.35 Ha), Lots 2 & 3 are situated north and north east of Middleton on the Wolds, Lot 2 lies east of Station Road and extends to 186.26 Acres (75.38Ha), Lot 3 lies west of Station Road and extends to 80.95 Ac (32.76 Ha).

The land comprising Lot 1 lies within the Burlingham 2 soil series being a deep fine loam soil over chalk till suitable for cereals and field vegetables. The eastern land of Lot 2 falls within Burlingham 2 soil series and the western land within the Andover 1 series being a shallow well drained calcareous silty soil over chalk suitable for cereals, sugar beet and potatoes and grassland. Lot 3 lies entirely within the Andover 1 Series.

### LOCATION PLAN



### LOCATION AND ACCESS

The land is located approximately 6 miles to the south west of the market town of Driffield and 7 miles to the north west of Beverley and 9 miles east of Market Weighton. Access to the land is available directly from the A614/Station Road.

### GENERAL REMARKS AND STIPULATIONS

#### METHOD OF SALE

The land is for sale by Private Treaty as a whole or in three lots. 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 a sale by any other means at their discretion.

#### TENURE & POSSESSION

The land is for sale freehold with vacant possession.

#### SERVICES

The purchaser will be responsible for connection of separate services to the land. The vendor reserves the right to existing services crossing the land to supply the retained property.

#### BASIC PAYMENT SCHEME / AGRI ENVIRONMENT SCHEMES

The land has been registered on the Rural Land Register and received the Basic Payment Scheme delinked payment which is to be retained by the vendor. There are no Agri Environment Schemes on the land.

#### DESIGNATIONS

The land is included within a Nitrate Vulnerable Zone.

#### SPORTING AND MINERAL RIGHTS

Previous owner of Lot 3 have reserved a 50% share in the mineral rights expressed in the transfer to the current owner to lapse on the 7th August 2029.

The sporting and mineral rights on Lots 1 & 2 are in hand and included in the sale in so far as they are owned.

#### OUTGOINGS

We are not aware of any outgoing in connection with the land.

#### INGOING VALUATION

It is anticipated that contracts will be completed before harvest 2026 subject to a holdover provision to allow the vendors to harvest the growing crops and remove straw.

#### 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.

A wayleave in favour of Northern Power Grid crosses the land within Lot 2 and 3.

#### 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

The property will be sold subject to an overage clause whereby the vendors or their successors in title will receive 30% of any uplift in value arising as a result of obtaining planning consent or development consent order for a change of use for any solar or wind farm development. The overage is to be paid on the earlier implementation of the planning consent or disposal with the benefit of planning consent.

## RESERVATIONS

Previous owners of Lot 3 have reserved a 50% share in the air space (20m above the property) expressed in the transfer to the current owner to lapse on the 7<sup>th</sup> August 2029.

## SPECIAL CONDITIONS

The purchaser of Lot 1 is to construct a livestock proof boundary fence to an agreed specification between points A & B as shown on the plan within two months of the date of completion.

## PLANS, AREAS AND SCHEDULES

The plan provided in these sale particulars is for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in April 2026. The photographs were taken in March 2026

## SCHEDULE & CROPPING

Map Ref	NG No	2026 Cropping	Area (Ha)	Area (Ac)
<b>Lot 1</b>				
SE9651	0103	Spring Barley	11.44	28.27
SE9550	6899	Potatoes	9.21	22.76
SE9551	6325	Grass	7.39	18.26
SE9551	4635	Spring Barley	8.31	20.53
<b>Sub Total</b>			<b>36.35</b>	<b>89.82</b>
<b>Lot 2</b>				
SE9550	1224	Winter Wheat	8.86	21.89
SE9450	7818	Temporary Grass	14.92	36.87
SE9450	7955	Winter Wheat	13.45	33.23
SE9450	7887	Winter Wheat	12.09	29.87
SE9450	3472	Fallow	11.39	28.14
SE9450	3546	Spring Barley	11.33	28.00
SE9450	0771	Permanent Pasture	3.34	8.25
<b>Sub Total</b>			<b>75.38</b>	<b>186.26</b>
<b>Lot 3</b>				
SE9350	8770	Spring Barley	6.96	17.20
SE9350	5670	Winter Wheat	8.03	19.84
SE9350	5845	Winter Wheat	8.07	19.94
SE9350	8745	Due Peas	9.70	23.97
<b>Sub Total</b>			<b>32.76</b>	<b>80.95</b>
<b>Total</b>			<b>144.49</b>	<b>357.03</b>

## CROPPING HISTORY

Map Ref	NG NO	2025	2024	2023	2022	2021
SE9651	0103	W Wheat	W Wheat	Potatoes	W Barley	S Barley
SE9550	6899	S Barley	W Wheat	W Wheat	T Grass	W Wheat
SE9551	6325	Grass	Grass	Grass	Grass	Grass
SE9551	4635	S Barley	Fallow	S Barley	S Barley	Turnips/kale
SE9550	1224	Potatoes	W Wheat	W Wheat	V Peas	W Wheat
SE9450	7818	S Barley	S Barley	W Wheat	V Peas	W Wheat
SE9450	7955	V Peas	W Barley	S Barley	Turnips/Kale	S Barley
SE9450	7887	W Wheat	V Peas	W Wheat	W Wheat	Potatoes
SE9450	3472	W Wheat	W Wheat	V Peas	W Barley	S Barley
SE9450	3546	Turnips/Kale	S Barley	W Wheat	W Wheat	V Peas
SE9450	0771	P Pasture	P Pasture	P Pasture	P Pasture	P Pasture
SE9350	8770	S Barley	Turnips/Kale	S Barley	W Wheat	V Peas
SE9350	5670	W Wheat	Potatoes	W Barley	S Barley	Turnips/kale
SE9350	5845	W Wheat	Potatoes	S Barley	W Wheat	V Peas
SE9350	8745	S Barley	S Barley	Turnips/Kale	W Wheat	W Wheat





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

### **GUIDE PRICE**

Offers in excess of £5,200,000 for the whole.

### **HEALTH AND SAFETY**

Please note that the land is currently part of a working farm with potential hazards. Please be vigilant when viewing the land.

### **MONEY LAUNDERING REGULATIONS**

The successful purchaser(s) will be required to provide the selling agents with documents to satisfy the Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request.

### **FURTHER INFORMATION**

For further information please contact:

**Davina Fillingham MRICS FAAV NSch**

or

**David Atkinson FRICS FAAV**

Tel: (01377) 253151

(01377) 253151

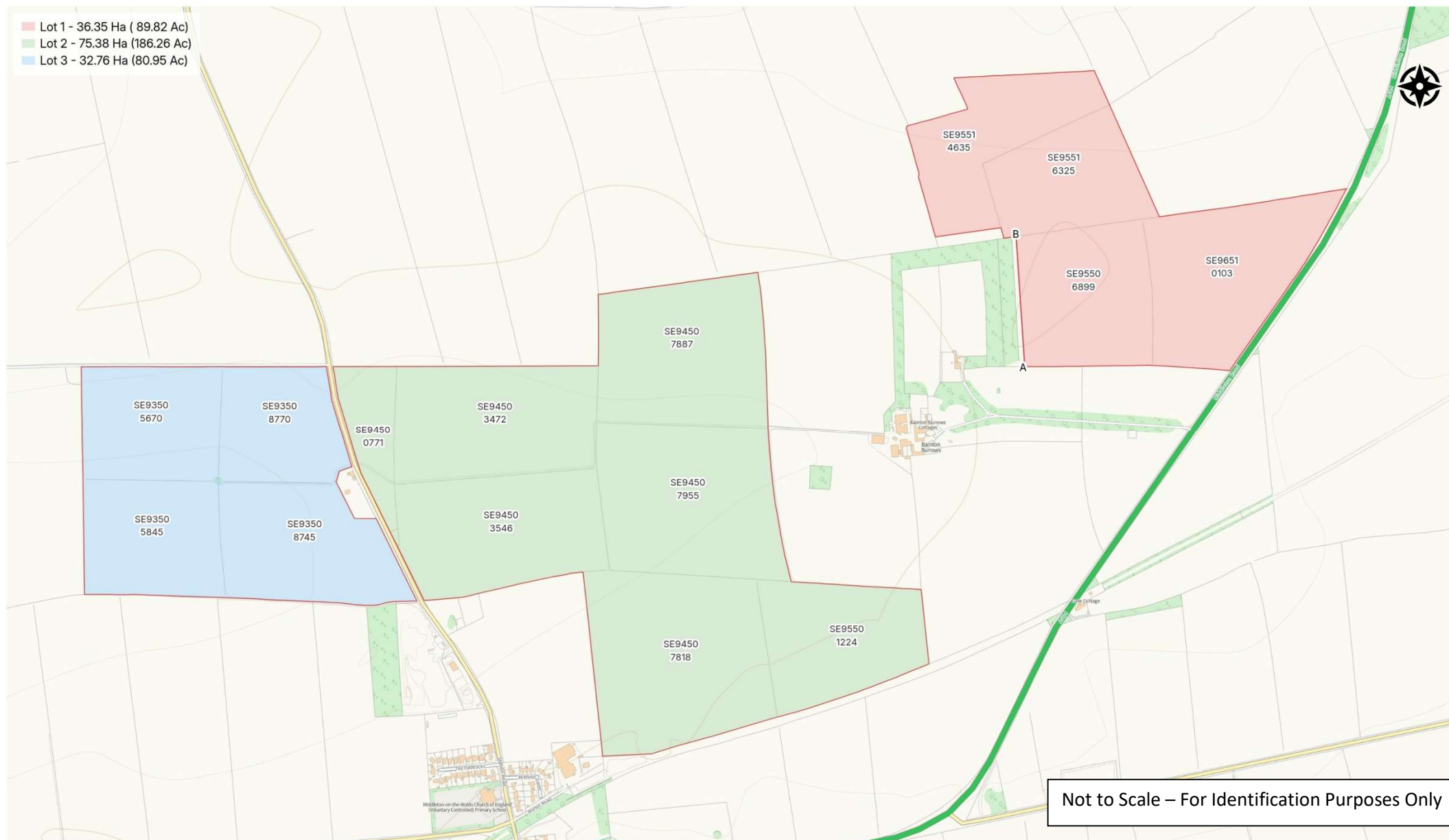
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Sales Particulars: Prepared April 2026. Photographs March 2026

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.

- Lot 1 - 36.35 Ha ( 89.82 Ac)
- Lot 2 - 75.38 Ha (186.26 Ac)
- Lot 3 - 32.76 Ha (80.95 Ac)



Not to Scale – For Identification Purposes Only

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