



TO LET BY INFORMAL TENDER – AS A WHOLE

64.86 acres (26.25 hectares) of Arable Land at North Newbald, Market Weighton

Land at North Newbald, Market Weighton, East Yorkshire, YO43 4TW

64.86 acres (26.25 hectares) or thereabouts

Available to let as a whole



North Newbald 1.4 miles | Market Weighton 5.5 miles | South Cave 5.4 miles
(All distances approximate)

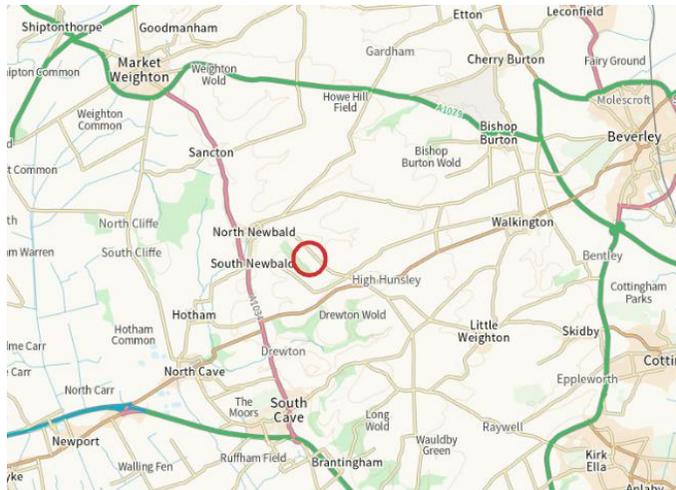
DESCRIPTION

This land comprises 64.86 acres (26.25 hectares) or thereabouts of predominantly Grade 2 productive arable land with well drained, permeable soils from the Swaffham Prior and Andover Soil Series well suited to growing cereals, oilseeds and pulse crops.

LOCATION AND ACCESS

The land is located approximately 1 mile to the south-east of the village of North Newbald with road frontage to Burgate which leads to the B1230.

LOCATION PLAN



METHOD OF LETTING

The land is offered to let as a whole on a standard 2-year Farm Business Tenancy with effect from the 11th October 2024. The rent will be payable half yearly in arrears on the 6th April and 11th October of each year. No subletting or assignment will be permitted. Further details can be obtained from the letting agent upon request.

The land is to let by Informal Tender. Tenders are to be submitted to the Exchange Street Office by no later than **12 noon on Friday 30th August 2024**.

All tenders must be submitted in writing using the form attached to these particulars and in a sealed envelope clearly marked “**LAND AT NORTH NEWBALD - TENDER**”.

We recommend that tenders submitted are for an odd figure to prevent two identical tenders being received. The Landlord reserves the right not to accept the highest or any tender. Interested parties are urged to register their interest with the letting agents as soon as possible.

VIEWING

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is let subject to all existing or any new easements, wayleaves and rights of way whether formally mentioned in these letting particulars and tenancy agreement or not.

The Landlord will retain the payment for all easements and wayleaves on the land.

STAMP DUTY LAND TAX (SDLT)

SDLT may be payable by the tenant(s) on the Farm Business Tenancy and prospective tenant(s) are advised to make their own enquiries to satisfy themselves as to their potential liability for SDLT.

TENANT RIGHT

There will be no tenant right payable at the commencement of the tenancy, nor will there be any compensation payable on the termination.

AGRI ENVIRONMENT SCHEMES

The land is not included in any Stewardship or SFI Scheme.

NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.

AREA SCHEDULE

OS NG No.	Area		Cropping History				
	Hectares	Acres	2020	2021	2022	2023	2024
SE9235 9995	5.40	13.34	Winter OSR	Winter Wheat	Spring Barley	Vining Peas	Winter Wheat
SE9335 1673	20.85	51.52	Winter Wheat	Winter Wheat	Vining Peas	Winter Wheat	Winter Wheat
Total	26.25	64.86					

N.B. The Landlord will allow potatoes to be grown in Year 1 subject to consent.

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.

FURTHER INFORMATION

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