

# KILHAM, NEAR DRIFFIELD EAST YORKSHIRE



Dee Atkinson & Harrison  
CHARTERED SURVEYORS

**42.53 Acres (17.21 hectares) or thereabouts**

**Grade 2 Wold Land**

**FOR SALE**

**Guide Price: £535,000**

# 42.53 ACRES GRADE 2 WOLD LAND

## KILHAM, NEAR DRIFFIELD

Kilham 0.85 miles | Driffield 5 miles | Bridlington 9 miles  
(all distances approximate)

### DESCRIPTION

The land comprises two parcels of productive arable land classified as Grade 2, with free draining and easy working soils suitable for growing cereals and root crops.

The land undulates between 35m and 60m above sea level and is within a Nitrate Vulnerable Zone. The land is enclosed by mature hedgerows around the boundaries, except from the southern boundary of field NG No. 8165.

### LOCATION & ACCESS

The land is approximately 0.85 miles north of Kilham village, which is 5 miles north east of Driffield and 9 miles south west of Bridlington in East Yorkshire. Access to the land is from Burton Road which adjoins the eastern boundary. Field NG No. 9455 can also be accessed from the north eastern corner off Sheep Rake Lane that leads from Burton Road.



### BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and is to be used to activate Basic Payment entitlements which are included in the sale. The 2015 Basic Payment is reserved by the vendors and the Purchaser(s) will be required to indemnify the vendors against any future breach of cross compliance between the date of completion and the 31 December 2015.

### AREA SCHEDULE

Field NG No.	OS Area		Cropping				
	Hectares	Acres	2015	2014	2013	2012	2011
9455	4.95	12.23	Winter Barley	Spring Barley	Winter Wheat	Winter Wheat	Potatoes
8918	5.34	13.20	Winter Barley	Spring Barley	Winter Wheat	Winter Wheat	Spring Barley
8165	6.92	17.10	Winter Barley	Spring Barley	Winter Wheat	Winter Wheat	Winter Wheat
<b>TOTAL</b>	<b>17.21</b>	<b>42.53</b>					

### AGRI ENVIRONMENT SCHEMES

The land is not included in any Agri Environment Schemes.

### TENURE & POSSESSION

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

### METHOD OF SALE

The land is for sale by Private Treaty. Interested parties should register their interest with Dee Atkinson and Harrison to be kept informed as to how the sale will be concluded. The Vendors reserve the right to conclude the sale by any other means at their discretion.

### GROWING CROPS EARLY ENTRY

The growing crop is reserved by the vendors. Entry will be permitted after the crop is harvested and the straw has been cleared subject to an exchange of contracts and payment of a 10% deposit.

### SPORTING AND MINERAL RIGHTS

The sporting rights are in hand and included in the sale in so far as they are owned. The mines and mineral rights were reserved by a previous owner.

### SERVICES

The land has no services.

### PUBLIC RIGHTS OF WAY, EASEMENTS & 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.

There are electricity poles and overhead electricity cables within field NG No. 9455. There is a right of way over NG No 8165 to the adjoining land.

## 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.

## 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 registered title.

## 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 or guarantees 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.

## VIEWING & FURTHER INFORMATION

Viewing of the land can be arranged by prior appointment with Dee Atkinson & Harrison. For further information please contact Oliver Stones MRICS FAAV or Verity Straker on 01377 253151.



Particulars & Photographs Prepared: May 2015. Plan shown is for identification purposes only.

**The Exchange, Driffield | 01377 253151 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)**

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