



RM  
English

# HIGH HUNSLEY FARM

High Hunsley, East Riding of Yorkshire





225.73 hectares (557.37acres) of productive farmland with a comprehensive range of farm buildings located on the Yorkshire Wolds.

High Hunsley Farm is a rare opportunity to purchase a highly productive Yorkshire Wolds farm extending to approximately 225.73 hectares (557.37 acres)

The land offered for sale as a whole or in lots as follows;

LOT 1 – 37.58 ha (92.86ac)

LOT 2 – 139.38 ha (344ac) + farm buildings

LOT 3 – 38.39ha (94.86ac)

LOT 4 – 10.38ha (25.65ac)

**Guide Price as a whole  
in excess of £8,000,000**



## **LOCATION**

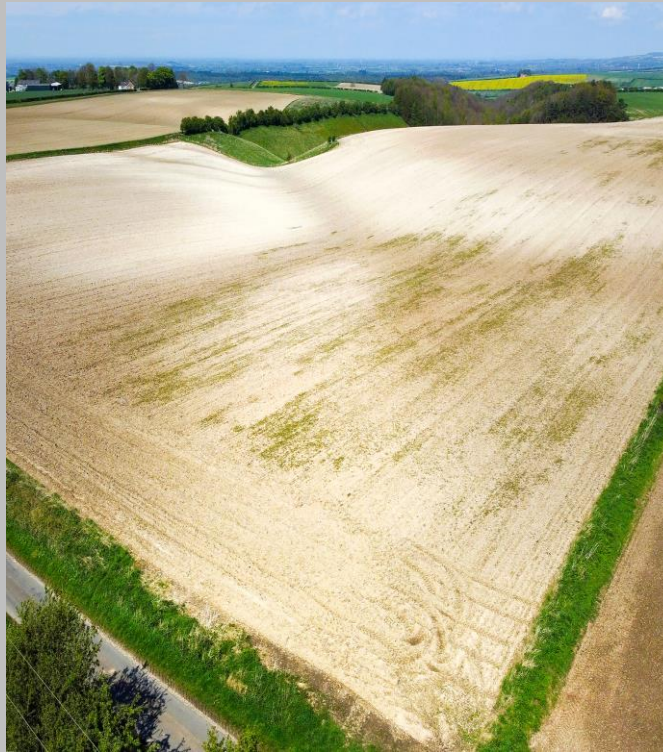
High Hunsley Farm is located 6 miles south west of the market town of Beverley and 3.5 miles north east of the village of North Newbald. Access to the motorway system is available at South Cave approximately 4 miles south east of the farm.

## **ACCESS**

Access to the main body of the land is directly off the B1230, the road linking South Cave with Beverley with additional access off Littlewood Road. Winn Lane provides access to the block of land running down to Small Wold Farm and Common Lane provides access to a further field located north of Little Weighton.

## **FARMLAND**

A compact block of arable land which is shown as being Grade 2 on the Agricultural Land Classification of England and Wales. The soil survey identifies the land as Foxhole Series, a well drained calcareous fine silty soil over chalk; capable of growing a wide range of arable crops including good yielding cereal crops, potatoes, oil seed rape, peas and other field vegetables.



## **BOUNDARIES**

Neither the vendor nor the vendors agents will be responsible for defining the boundaries or their ownership. The purchaser shall rely on their own inspections and the information appearing on the land registry.

## **SPORTING, MINERAL AND TIMBER RIGHTS**

All sporting, mineral and timber rights are included, insofar as they are owned.

## **BASIC PAYMENT SCHEME**

The land is registered on the Rural Land Register. The vendor will retain all future Basic Payment delinked/run-off payments on the land.

## **ENVIRONMENTAL SCHEMES**

The land has not been included in any environmental schemes.

## **NITRATE VULNERABLE ZONE**

The land sits within a Nitrate Vulnerable Zone.

## SCHEDULE OF LAND

Lot No	OS Number	NG Number	Ha	Ac	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	SE9335	0427	4.03	9.96	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale	Grass Dale
1	SE9335	2324	13.70	33.85	W. Wheat	S. Barley	S. Barley	S. Barley	OSR	W. Wheat	S. Barley	S. Barley	OSR	W. Wheat	V. Peas
1	SE9335	4054	7.35	18.16	W. Wheat	S. Barley	S. Barley	OSR	W. Wheat	S. Barley	V. Peas	V. Peas	W. Wheat	W. Wheat	S. Barley
1	SE9335	7737	12.50	30.89	Potatoes	W. Wheat	OSR	W. Wheat	S. Barley	OSR	W. Wheat	S. Barley	W. Barley	OSR	W. Wheat
2	SE9435	6166	1.89	4.67	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
2	SE9435	6040	17.28	42.70	W. Wheat	OSR	W. Wheat	S. Barley	OSR	W. Wheat	V. Peas	W. Wheat	OSR	W. Wheat	W. Wheat
2	SE9434	9970	16.36	40.43	W. Wheat	V. Peas	W. Wheat	OSR	W. Wheat	S. Barley	S. Barley	OSR	W. Wheat	V. Peas	W. Wheat
2	SE9435	9432	6.01	14.85	Potatoes	W. Wheat	W. Wheat	OSR	W. Wheat	S. Barley	S. Barley	V. Peas	W. Barley	OSR	W. Wheat
2	SE9535	3844	18.09	44.70	V. Peas	W. Wheat	Potatoes	W. Wheat	OSR	W. Wheat	S. Barley	S. Barley	W. Barley	OSR	W. Wheat
2	SE9535	2079	10.28	25.40	OSR	W. Wheat	W. Wheat	V. Peas	W. Wheat	W. Wheat	OSR	W. Wheat	W. Wheat	S. Barley	OSR
2	SE9535	4892	16.76	41.41	OSR	W. Wheat	W. Wheat	V. Peas	W. Wheat	W. Wheat	OSR	W. Wheat	W. Wheat	S. Barley	OSR
2	SE9536	7102	23.82	58.86	W. Wheat	OSR	V. Peas	W. Wheat	Potatoes/OSR	W. Wheat	OSR	W. Wheat	W. Wheat	W. Barley	OSR
2	SE9535	8961	12.45	30.76	W. Wheat	Potatoes	W. Wheat	OSR	W. Wheat	S. Barley	S. Barley	V. Peas	W. Wheat	W. Wheat	S. Barley
2	SE9536	9301	2.54	6.28	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
2	SE9435	1010	13.90	34.35	W. Wheat	W. Wheat	OSR	W. Wheat	V. Peas	V. Peas	W. Wheat	W. Wheat	OSR	W. Wheat	W. Wheat
3	SE9434	5288	13.74	33.95	W. Wheat	W. Wheat	OSR	W. Wheat	S. Barley	OSR	W. Wheat	W. Wheat	V. Peas	W. Wheat	W. Wheat
3	SE9435	5306	0.09	0.22	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288	Part 5288
3	SE9434	8192	8.34	20.61	W. Wheat	W. Wheat	OSR	W. Wheat	S. Barley	OSR	W. Wheat	W. Wheat	V. Peas	W. Wheat	W. Wheat
3	SE9434	1484	16.22	40.08	W. Wheat	OSR	W. Wheat	S. Barley	V. Peas	W. Wheat	OSR / W. Wheat	OSR	W. Wheat	S. Barley	S. Barley
4	SE9734	1187	10.38	25.65	W. Wheat	V. Peas	W. Wheat	OSR	W. Wheat	W. Wheat	S. Barley	OSR	W. Wheat	V. Peas	W. Wheat

## **FARMBUILDINGS**

A comprehensive range of farm buildings to include;

General Purpose Fold Yard      35.80m x 31.71m  
Fully enclosed, steel framed, block walls to 2.43m with space boarding above, concrete floor, electric, water

Workshop                              15.09m x 15.86m  
Block and brick built, concrete floor, c.f sheeting to sides and roof with brick built auxiliary rooms including restroom & toilet with granary over

Traditional Barn                      22.00m x 5.52m  
Stone built with granary over part

Small adjacent barn                9.59m x 5.52m  
Stone built

Grain Store                              63.00m x 18.78m  
Grain walling to 4 bays with profile sheeting above, 2 grain bays with concrete division, 8 concrete grain bins, internal conveyor system linked to BW grain dryer, 3x double sliding doors to access store office, restroom and control panel

General Purpose Store/ Straw Barn 63m x 18.78m  
7 bay steel framed general purpose shed, 4 bays enclosed with block walls and c.f sheeting above and to roof, sliding door to gable end, 3 bays open sided with c.f sheeted roof .

Storage Shed

23.90m x 7.13m

Light steel frame storage shed block walls to 1m with c.f sheeting above and roof, part concrete floor, open ended

Steel framed romney

(sited across the B1230 from the main buildings.

## **PLANNING**

There is the possibility to convert some of the existing stone/brick-built barns into residential dwellings (Subject to the necessary planning permissions being sought).













## **GENERAL REMARKS**

### **VIEWING ARRANGEMENTS**

The land can be viewed at any time during daylight hours with a set of these particulars in hand. All viewing is undertaken at prospective purchaser's own risk.

### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

There is a gas pipe running across Lot 2. The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

### **3<sup>RD</sup> PARTY RIGHTS**

There is a telecommunications mast on site receiving an annual income of £1,600 per annum. Run by Maxxwave Ltd.

### **VAT**

All guide prices quoted are exclusive of VAT, should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

### **LOCAL AUTHORITY**

East Riding of Yorkshire Council

### **METHOD OF SALE**

The land is for sale by private treaty as a whole or in lots. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

### **TENURE**

The property has the benefit of being sold freehold with vacant possession.

### **HOLDOVER**

The vendor reserves the right to holdover for the purposes of harvesting crops and straw clearance until 31<sup>st</sup> October 2024.

### **EARLY ENTRY**

Early entry onto the property may be available following the exchange of contracts and subject to a 20% deposit entirely at the purchasers own risk.

### **LOCAL AUTHORITY**

East Riding of Yorkshire Council

### **PLANS & SCHEDULES**

Plans and schedules have been published for illustrative purposes only and although believed to be correct, their accuracy cannot be guaranteed.

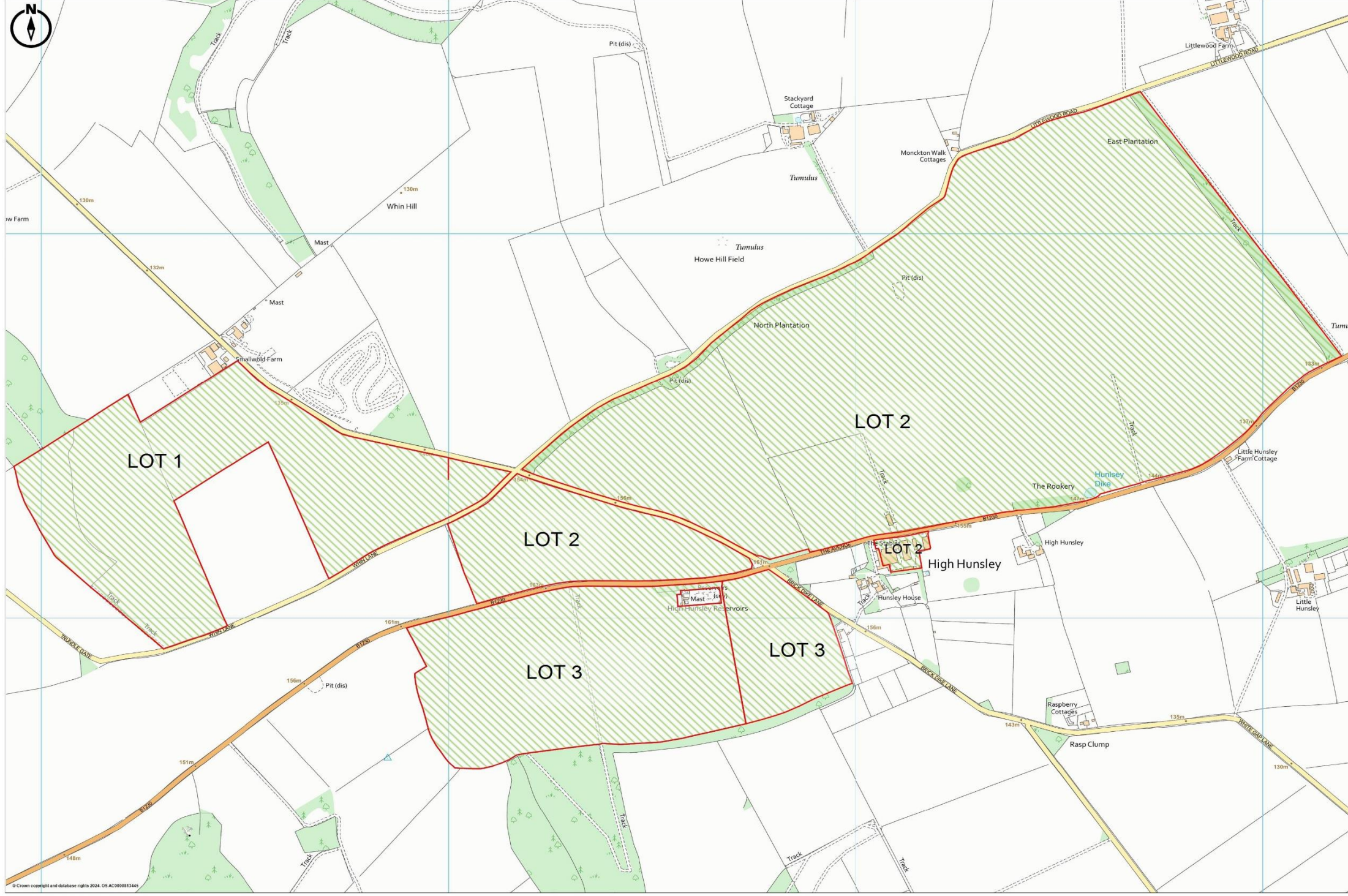
### **VENDORS SOLICITORS**

ROLLITS LLP  
Forsyth House, Alpha Court,  
Monks Cross Drive,  
Huntington,  
York,  
YO32 9WN



**RM**  
**English**



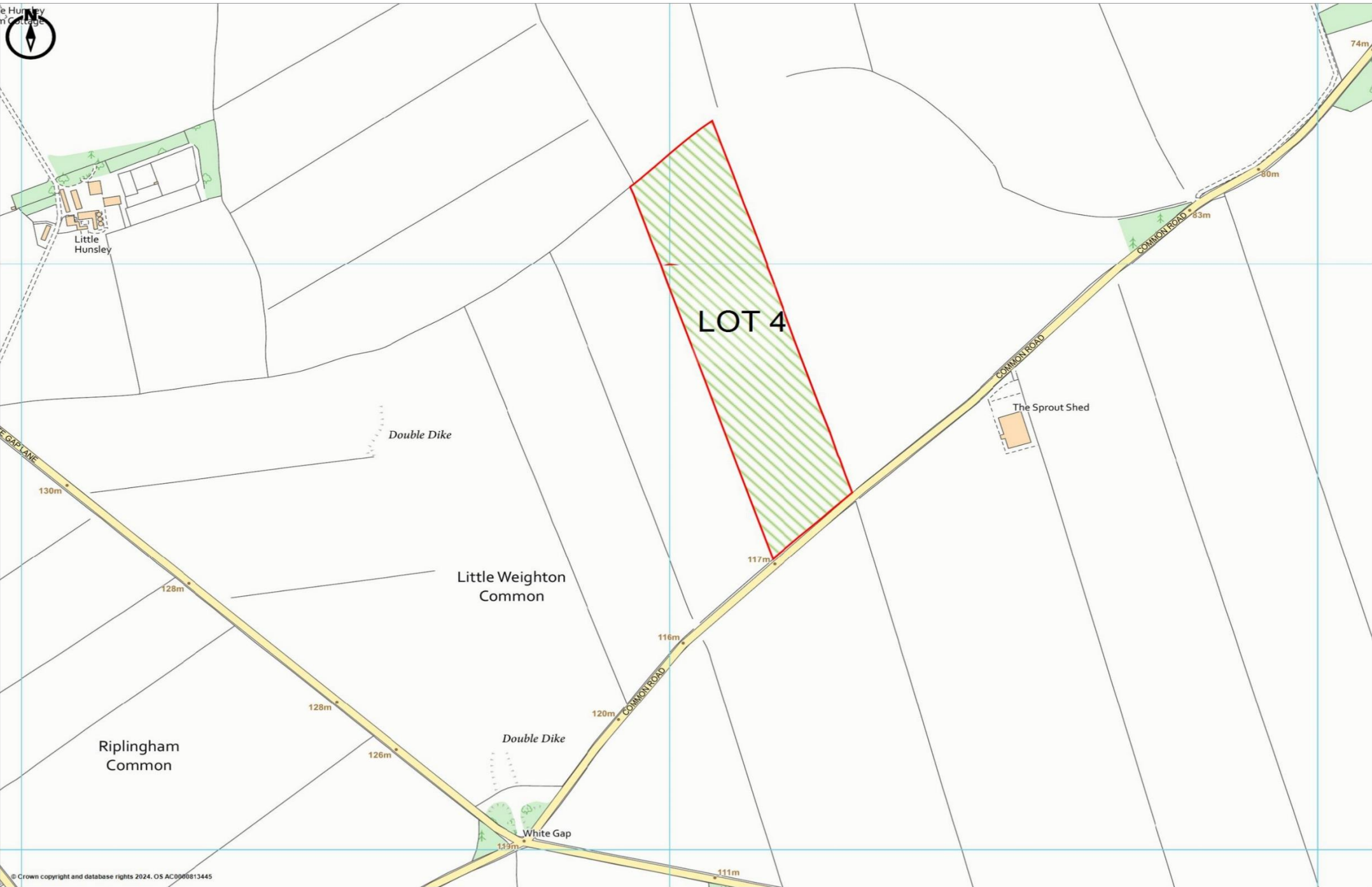


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LOT 4

Little Hunsley

The Sprout Shed

Little Weighton Common

Riplingham Common

Double Dike

White Gap

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