



**LET ARABLE AND GRASSLAND, HUGGATE**  
York, East Yorkshire

 **AFP** Alnwick Farming And  
Property Consultants



# INVESTMENT LAND AT HUGGATE

York, East Yorkshire

Pocklington 8 miles | Driffield 11 miles | Beverley 17 miles | York 20 miles  
(Distances Approximate)

ARABLE AND GRASSLAND LET ON A  
AGRICULTURAL HOLDINGS ACT TENANCY

**For sale freehold subject  
to the existing tenancy**

In all approximately 47.25 Ha (116.76 acres)



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## GENERAL DESCRIPTION

The land offered for sale forms the majority part of Church Farm at Huggate and is let on an Agricultural Holdings Act (AHA) 1986 tenancy. Having been owned by the same family since 1959, the land is now available for sale following the death of the owner.

The land consists of productive 'Wold' land and includes 41.96 Ha of arable and 5.24 Ha of permanent grassland. With gently rolling topography, the arable land is divided into large, efficient fields benefitting from extensive road frontage and a central access track. The grassland comprises traditional paddocks which are all contiguous and located on the western edge of Huggate village.

## LAND GRADE AND SOIL TYPE

The land is classified as Grade 3 with well drained silty soils overlying chalk, classified within the 'Andover 1' soil series. This soil type is typical for the area and well suited to growing cereals, proteins, oilseeds and potatoes.

## TENANCY

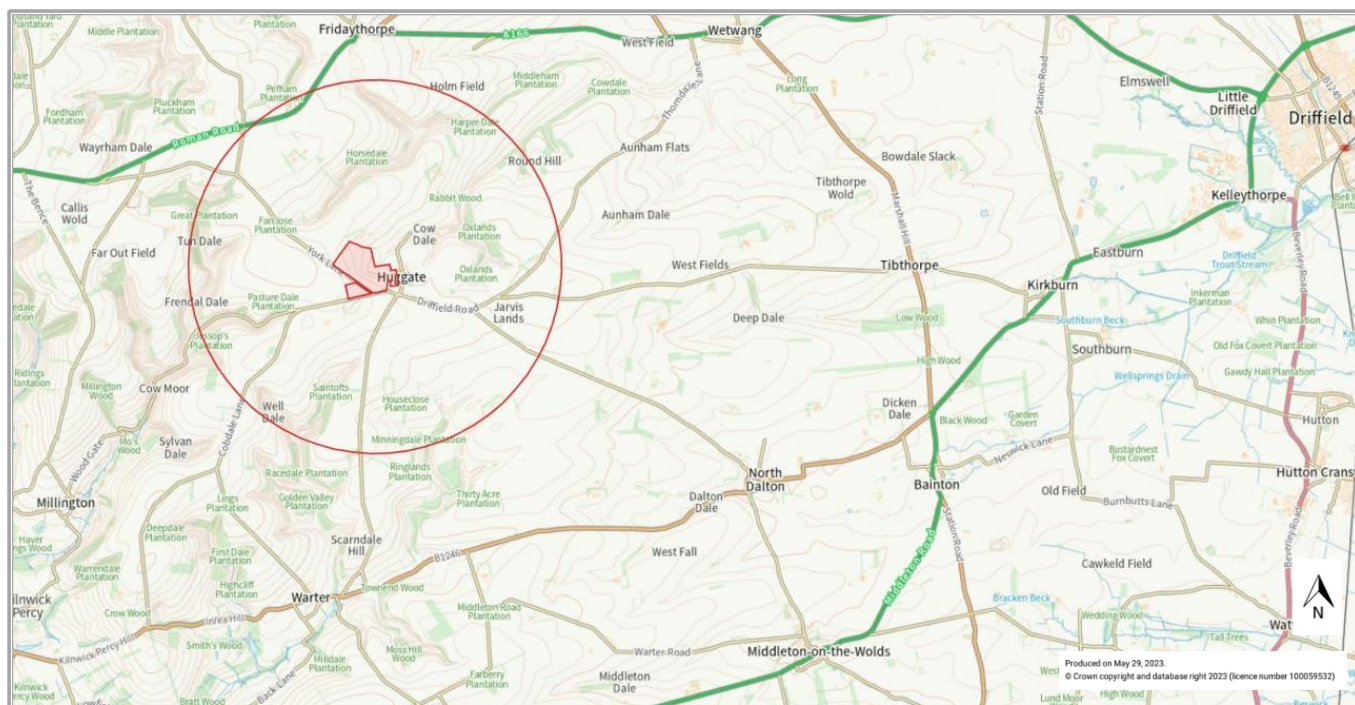
The land is let on a protected tenancy which commenced on 14<sup>th</sup> March 1973 and was assigned to the current tenant, Mr R A Suddaby by virtue of an assignment on the 22<sup>nd</sup> January 1999. Additional land is included in the same tenancy agreement and the rent for the whole agreement was last reviewed with effect from 6<sup>th</sup> April 2022. The passing rent apportioned to the land included in the sale amounts to £8,964 per annum, payable in arrears.

The tenant is responsible for undertaking the entire liabilities of the Landlord and Tenant in Parts I and II of the Schedule to the Agricultural (Maintenance, Repair and Insurance of Fixed Equipment) Regulations 1948 (Statutory Instrument No. 184) as amended. Further details in respect of the tenancy agreement are available on request.

To administer the tenancy post completion, a 'Co-operation Agreement' is to be established between the purchaser(s) and the Landlord of the remaining parts of Church Farm which are also subject to the tenancy, but not included in the sale.

The above ground slurry store located on the southern boundary of NG 2955 is a tenant's fixture.

OS Sheet Number	National Grid Number	Total		Eligible		Description
		Ha	Acres	Ha	Acres	
SE8755	2955	13.20	32.63	13.20	32.62	Arable Land
SE8755	4809	5.84	14.42	5.84	14.42	Arable Land
SE8755	6462	6.01	14.86	6.01	14.86	Arable Land
SE8755	7326	15.58	38.51	15.58	38.51	Arable Land
SE8755	8938	1.62	4.00	1.62	4.00	Permanent Grassland
SE8755	8945	2.10	5.18	2.10	5.18	Permanent Grassland
SE8755	9734	0.18	0.45	0.18	0.45	Permanent Grassland
SE8855	0048	0.02	0.05	0.02	0.05	Permanent Grassland
SE8855	0233	0.15	0.38	0.15	0.38	Permanent Grassland
SE8855	Pt. 0436	0.44	1.09	0.44	1.09	Permanent Grassland
SE8855	0541	0.09	0.22	0.09	0.22	Permanent Grassland
SE8855	0622	1.33	3.28	1.33	3.28	Arable Land
SE8855	Pt. 0730	0.64	1.58	0.64	1.58	Permanent Grassland
		0.05	0.12			Tracks & Misc.
<b>Totals =</b>		<b>47.25</b>	<b>116.76</b>	<b>47.20</b>	<b>116.63</b>	



## LOCATION & SITUATION

The land is located to the west of Huggate village in open countryside on the Yorkshire Wolds, a renowned farming area. With gently rolling topography, the land extends westwards from a shallow central grass dale and ranges between 120m and 195m above sea level.

The What3Words reference is: [///glaze.schematic.dollar](https://www.what3words.com/#!/glaze.schematic.dollar).

## BOUNDARIES

The land is enclosed by a mixture of boundary hedges and fences.

## ACCESS

The arable land is accessed via 'York Lane' adjoining the western boundary and 'Pocklington Lane' adjoining the southern boundary. The grassland is accessed from the track leading from 'York Lane' and through the arable land.

## SERVICES

The land is connected to mains water, with three independently metered supplies and one shared supply for which a new sub-meter will need to be installed by the purchaser(s) within 3 months following completion of the sale.

## TITLE AND TENURE

Title to the land is registered under: **YEA60138**

The freehold legal interest in the land is offered for sale subject to the existing tenancy.

## BASIC PAYMENT SCHEME (BPS)

The land has been used to activate Basic Payment Scheme (BPS) entitlements by the tenant who will be entitled to the de-linked payment.

## STEWARDSHIP

The land is not subject to an Environmental Stewardship or Countryside Stewardship Scheme.

## PUBLIC RIGHTS OF WAY

A public footpath crosses fields NG No. 0436, 8938 and 7326.

## DESIGNATIONS

The land falls within a Nitrate Vulnerable Zone.

## EASEMENTS AND WAYLEAVES

The land is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and other burdens whether referred to in the particulars or not. Presently the tenant receives the annual wayleave payments.

## SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the freehold and included with the sale.

## COSTS

Each party to bear their own costs.

## PLANS, AREAS AND SCHEDULES

The plans included in the particulars are based on the areas provided by the Rural Payments Agency and Ordnance Survey and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

## LOCAL AUTHORITY

The land is located within open countryside and any planning enquiries should be directed to:

### East Riding of Yorkshire Council

County Hall  
Beverley  
East Riding of Yorkshire  
HU17 9BA  
T: 01482 939393  
W: [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

## VAT

To our knowledge the land has not been opted to tax. Should the sale of the land, or any part of it, or any right attached to it attract a VAT charge, such tax will be payable in addition to the purchase price.

## HEALTH AND SAFETY

When viewing the land please be aware of the potential hazards associated with agricultural land forming part of a working farm.

## SALE METHOD

The land is offered for sale by Private Treaty. Prospective purchasers interested in only part of the land should contact the selling agent.

The vendors reserve the right to withdraw/exclude any of the land shown on the plan at any time and to amend the particulars of sale or method of sale. Prospective purchasers should register their interest with the selling agents to be kept informed as to how the sale will be concluded.

## MONEY LAUNDERING REGULATIONS

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

## SOLICITOR ACTING FOR THE VENDORS

The vendor's solicitors are:

**Loxley**  
Langford Mill  
Kingsford  
WOTTON-UNDER-EDGE  
Gloucestershire  
GL12 8RL  
T: 01453 700620  
W: [www.loxleylegal.co.uk](http://www.loxleylegal.co.uk)

## VIEWINGS

Viewings are to be arranged strictly by prior appointment with the selling agents. Viewings without an appointment are not permitted to respect the privacy of the tenant.

## FURTHER INFORMATION

Please contact:

**Oliver Stones MRICS FAAV**  
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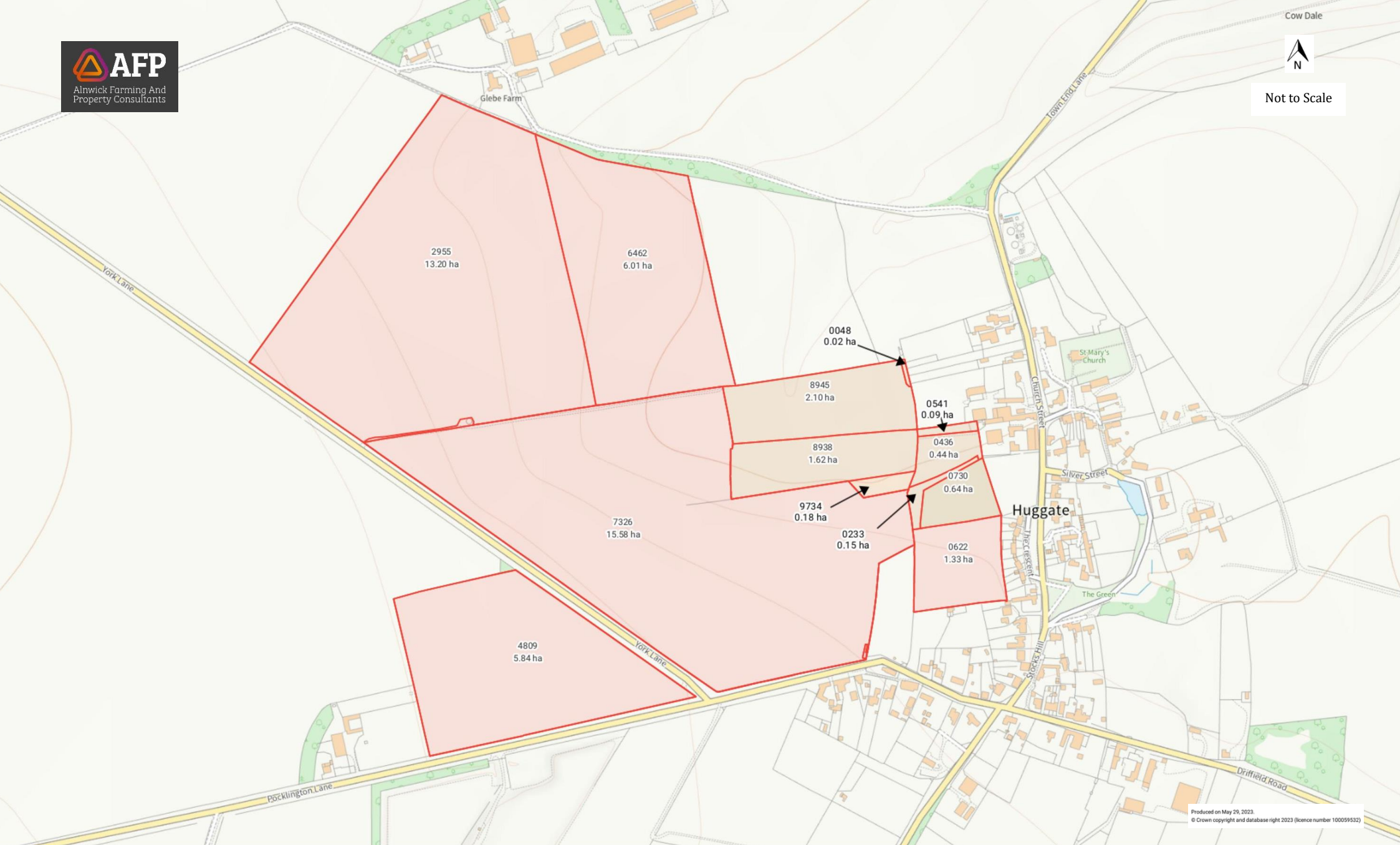








Not to Scale



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**IMPORTANT NOTICE**

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.