

**OXMARDYKE, NR GILBERDYKE,  
HU15 2FZ**

(Gilberdyke - 1 mile) (M62 J38 - 5 miles) (Howden - 7 miles)

**39.41 ACRES (15.96 HECTARES)**  
**ARABLE LAND**



**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE 12 NOON WEDNESDAY 16th JULY 2025**  
**GUIDE PRICE - REGION £400,000**

**Selling Agents**

DDM Agriculture

Bishops Manor

Market Place

Howden, DN14 7BL

Tel: 01430 331333

Ref: Charles Clegg

Email: [howden@ddmagriculture.co.uk](mailto:howden@ddmagriculture.co.uk)



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## **GENERAL REMARKS AND STIPULATIONS**

The land is to be offered for sale by informal tender. The closing date for tenders is 12 noon on Wednesday 16th July 2025.

### **39.41 Acres or thereabouts of Arable Land**

(shown edged red and hatched yellow)

#### **Situation**

The land is situated south of Gilberdyke and will be found by turning south off the B1230 into Tongue Lane and then just before Oxmardyke crossing turn left into Marr Lane and the land is on the left hand side..

#### **The Land**

The land comprises a block of arable land and is farmed as one field with the benefit of an individual water supply.

#### **Land Schedule**

The land is shown on the land parcel identification scheme (formerly the Rural Lane Register) as:

SE 8528 3685    15.96 Hectares

#### **Cropping**

The recent cropping has been:

2025	Winter Wheat
2024	20 Acres Spring Barley balance fallow
2023	Winter Wheat
2022	Spring Linseed
2021	Spring Beans

The land is to be left stubble.

#### **Drainage Rates**

Drainage rates are payable to the Ouse and Humber Drainage Board.

#### **Schedule of Land Areas**

National Grid numbers and areas as identified on the Rural Land Register have been used in the schedules of the Land and are for reference purposes only. They are to be believed to be correct but the Purchaser/s shall be deemed to have satisfied themselves by inspection, and measurement or otherwise that the description contained in these particulars describes the property, and any errors or misstatements shall not annul the sale or entitle the Purchaser to any compensation.

#### **Tenant Right & SFI**

There shall be no Tenant right payable by the Purchaser.

#### **Rights of Ways, Easement and Wayleaves**

The land is sold subject to all rights, rights of way, whether public or private, light, support, drainage, water and electricity supplied and other rights and obligations, easements, quasi-easements and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

#### **Method of Sale**

The land is for sale by informal tender. Details of the conditions of tender and a tender form is attached to the brochure. All tenders should be received at DDM Agriculture office at Bishops Manor, Market Place, Howden, DN14 7BL in an envelope marked 'Oxmardyke Land Tender' by 12 noon on Wednesday 16th July 2025

## Land Soil Types

The land is mainly Grade 3 on the Land Classification Map of England and Wales and is of The Foggathorpe series of slowly permeable clayey, pelo-stagnogley soils in stoneless glaciolacustrine clay.

## Plan

The land is shown on the attached plan.

This plan is based on the Ordnance Survey with the sanction of the controller of H M Stationery Office crown copyright reserved licence number ES100029377. These plans have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Any boundaries displayed are based on Land Registry map search data and are given as a guide and may not be precise.

## Exchange of Contracts and Completion

Exchange of contract for each lot shall be within 42 days of acceptance of a tender with legal completion as soon as practicable thereafter. Early entry on payment of a double deposit may be available.

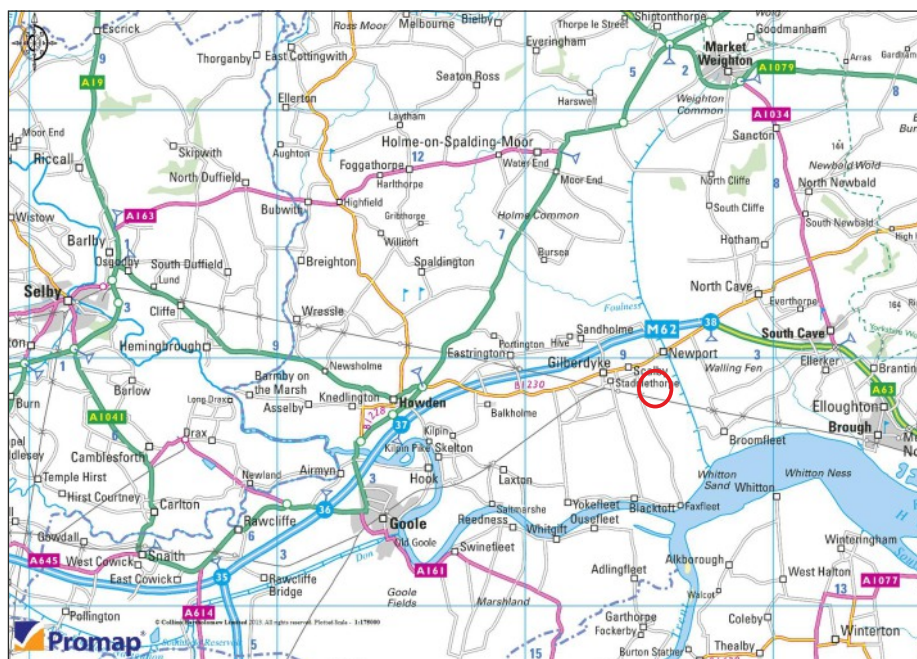
## Viewing

The land may be viewed at any reasonable time upon receipt of these particulars.

## Further Information

Further information is available from the selling agent DDM Agriculture, Howden.

Contact details [charles.clegg@ddmagriculture.co.uk](mailto:charles.clegg@ddmagriculture.co.uk). Tel: 01430331333



### Important Notice

DDM for themselves and the Vendors of this property, whose agents they are, give notice that:

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