

RAWCLIFFE, NR GOOLE, DN14 8ND

(Rawcliffe - 1/2 mile) (M62 J26 - 4 miles) (Goole - 5 miles)

7 ACRES (2.83 HECTARES)



FOR SALE BY INFORMAL TENDER

CLOSING DATE 12 NOON

WEDNESDAY 26TH NOVEMBER 2025

GUIDE PRICE - IN EXCESS OF £70,000

Agents

DDM Agriculture

Bishops Manor

Market Place

Howden, DN14 7BL

Tel: 01430 331333

Ref: Charles Clegg

Email: howden@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

The land is offered for sale by informal tender. The closing date for tenders is 12 noon on Wednesday 26th November 2025.

7 Acres or thereabouts of Arable Land

(shown edged red and hatched orange)

SITUATION

The land is situated within 1/2 mile of the southern end of the village of Rawcliffe and will be found by travelling south along Station Road and after going over the railway turn right into Mill Lane and then right into New Lane (farm track) and the land is on the right hand side.

THE LAND

The land comprises a block of arable land and is farmed as one field with the benefit of 2 good accesses off New Lane.

LAND SCHEDULE

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

SE 6821 0480 pt	2.83 Hectares	Arable
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CROPPING

The recent cropping has been:

2025	Spring Barley
2024	Maize
2023	Winter Wheat
2022	Potatoes
2021	Winter Wheat

The 2025 crop has been harvested and land is to be left uncultivated.

DRAINAGE RATES

Drainage rates are payable to the Rawcliffe 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 RIGHTS

There shall be no Tenant right payable by the Purchaser and the land is not in any schemes.

RIGHTS OF WAY, 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 'Rawcliffe Land Tender' by 12 noon on Wednesday 26th November 2025.

LAND SOIL TYPES

The land is mainly Grade 2 on the Land Classification Map of England and Wales and is partly of the Formby Series and mainly the Sessay Series of stoneless medium loamy soils.

PLAN

The land is shown on the attached plan.

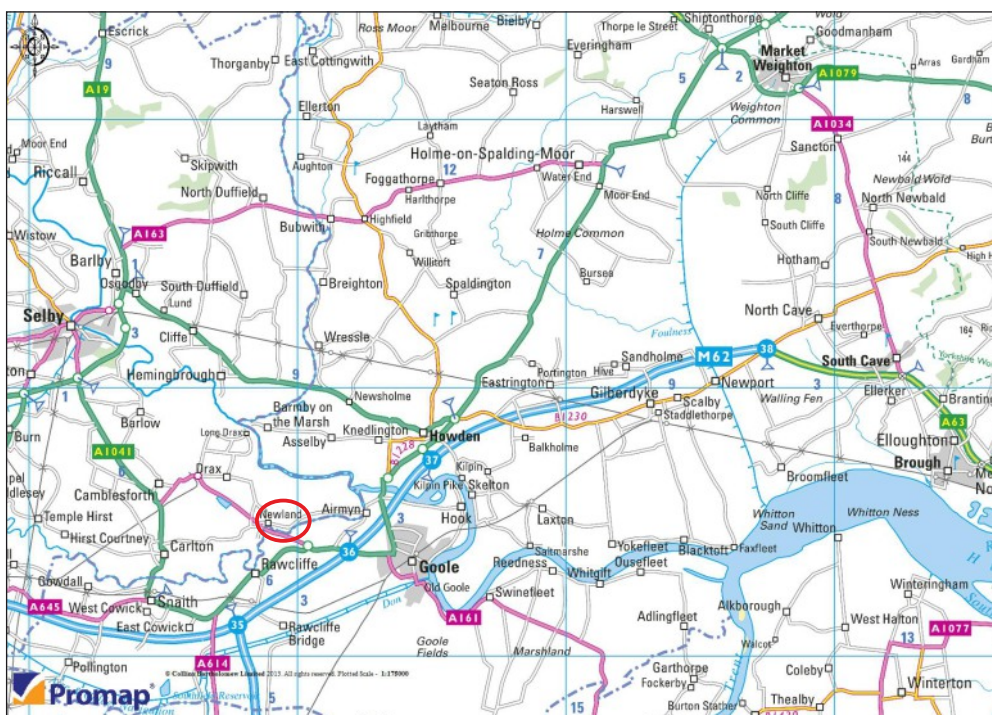
This plan is based on the Ordnance Survey with the sanction of the controller of H M Stationery Office crown copyright reserved licence number ES100029377. These plans have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations 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.

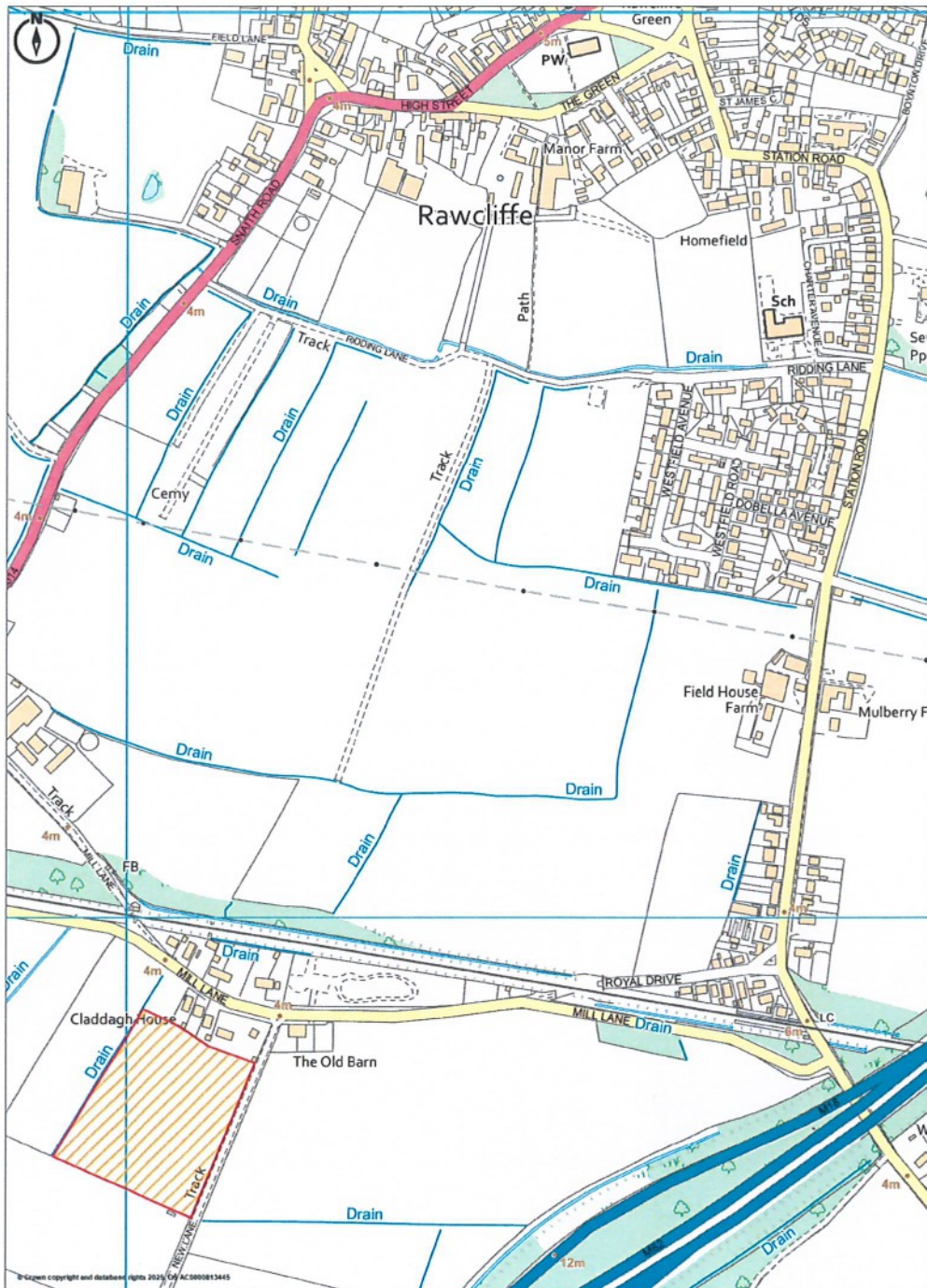


Important Notice

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

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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CAC/MFB/HO-25/0145
30th October 2025



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LANDMARK INFORMATION

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