

# SWINEFLEET, NR GOOLE, DN14 8EL

(Goole - 5 miles) (M62 J38 - 4 miles)

**26.3 ACRES (8.21 HECTARES)**

**GRADE 1 ARABLE LAND**



**FOR SALE BY INFORMAL TENDER**

**CLOSING DATE 12 NOON THURSDAY 17th JULY 2025**

**GUIDE PRICES:**

**LOT 1 - REGION £210,000**

**LOT 2 - REGION £125,000**

**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)



the mark of  
property  
professionalism  
worldwide

## **GENERAL REMARKS AND STIPULATIONS**

The land is to be offered for sale by informal tender in 2 lots and is available to purchase in individual lots or as a whole. The closing date for tenders is 12 noon on Thursday 17th July 2025

### **Lot 1 (edged red and cross hatched green) 16 Acres or thereabouts of Land comprising 14 Acres of Good Quality Grade 1 Arable Land and 2 Acres of Foreshore Grass**

#### **Situation**

The land is situated just east of Swinefleet and can be accessed off the main road between Swinefleet and Reedness either directly off the main road or via Mill Trod and is among other land all known as Upper Sands.

#### **The Land**

The land comprises a block of land and is farmed as 14 Acres of Good Quality Grade 1 Arable land together with 2 Acres of riverbank grass.

NB. The boundaries near Mill Trod are a little complex and will be fully marked out on site.

#### **Land Soil Types**

The arable land is Grade 1 on the Land Classification Map of England and Wales and is of the Romney series of light silty gleyic brown calcareous alluvial soils in marine alluvium.

#### **Land Schedule**

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

SE 7722 9689 part	Arable	14.00 Acres
SE 7823 part	Riverbank	2.00 Acres

#### **Cropping**

The recent cropping has been:

2025	Spring Barley
2024	Winter Wheat
2023	Winter Wheat
2022	Oilseed Rape and Beans
2021	Winter Barley and Winter Wheat.

The land is to be left stubble.

### **Lot 2 (edged red and hatched yellow) 10.3 Acres or thereabouts of Good Quality Grade 1 Arable Land**

#### **Situation**

The land is situated approximately 1 mile south-east of Swinefleet and will be found by turning south off the A161 into Puddiners Lane and the land is on the left hand side just after Margrave Lane and is among other land all known as High West Moor Field.

#### **The Land**

The land comprises a block of arable land and is farmed as one block of 10.3 Acres of Good Quality Grade 1 arable land.

NB There are farm tracks across the northern and southern ends of the land used by other farmers to access High West Moor Field.

#### **Land Soil Types**

The arable land is Grade 1 on the Land Classification Map of England and Wales and is of the Blacktoft series, developed in marine alluvium are calcareous medium silty soils with slight subsoil mottling.

### **HCCP Possible Pipeline**

The southern portion of the land has been identified as land which may have a pipeline go through it, if the scheme progresses and currently a None-Intrusive Survey Access Licence is alive until 2026 and the vendor will retain this payment.

HCCP is the Humber Carbon Capture Pipeline which, if built, will run from Drax to the North Sea. Further details available from the Agents if required.

### **Land Schedule**

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

SE 7820 4144 pt	Arable	10.3 Acres
-----------------	--------	------------

### **Cropping**

The recent cropping has been:

2025	Beans
2024	Winter Wheat
2023	Oilseed Rape
2022	Spring Barley
2021	Winter Wheat

The land is to be left bean stubble and the occupier will have the right to holdover possession until the beans are harvested.

## **GENERAL REMARKS**

### **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 Rights**

There shall be no Tenant right payable by the Purchaser.

The Purchaser shall have no right to claim for dilapidations or deductions upon the land.

### **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 'Swinefleet Land Tender' by 12 noon on Thursday 17th July 2025



## Plan

The land is shown on the attached plans.

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.

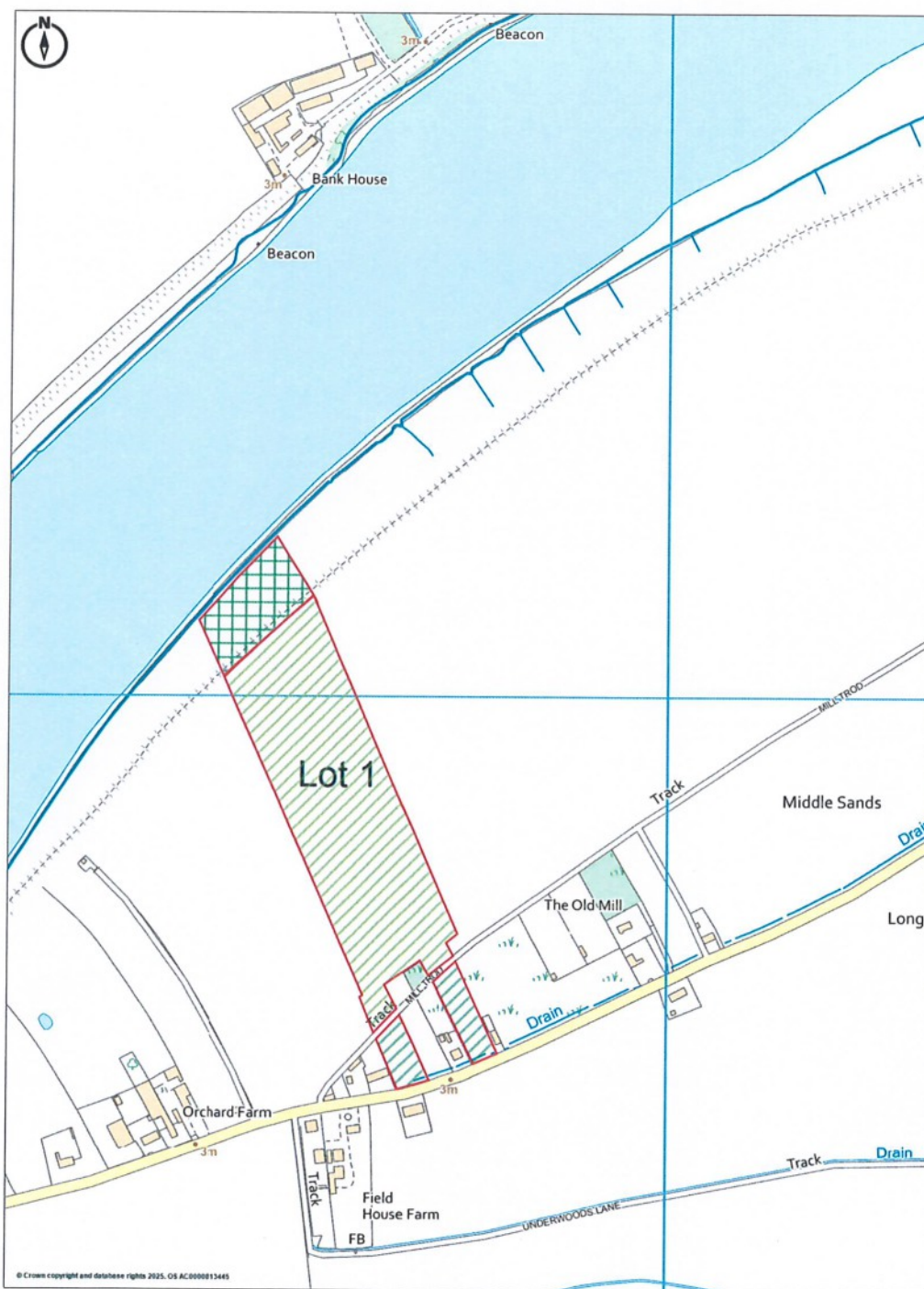
Contact details [charles.clegg@ddmagriculture.co.uk](mailto:charles.clegg@ddmagriculture.co.uk). Tel: 01430 331333



## Important Notice

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

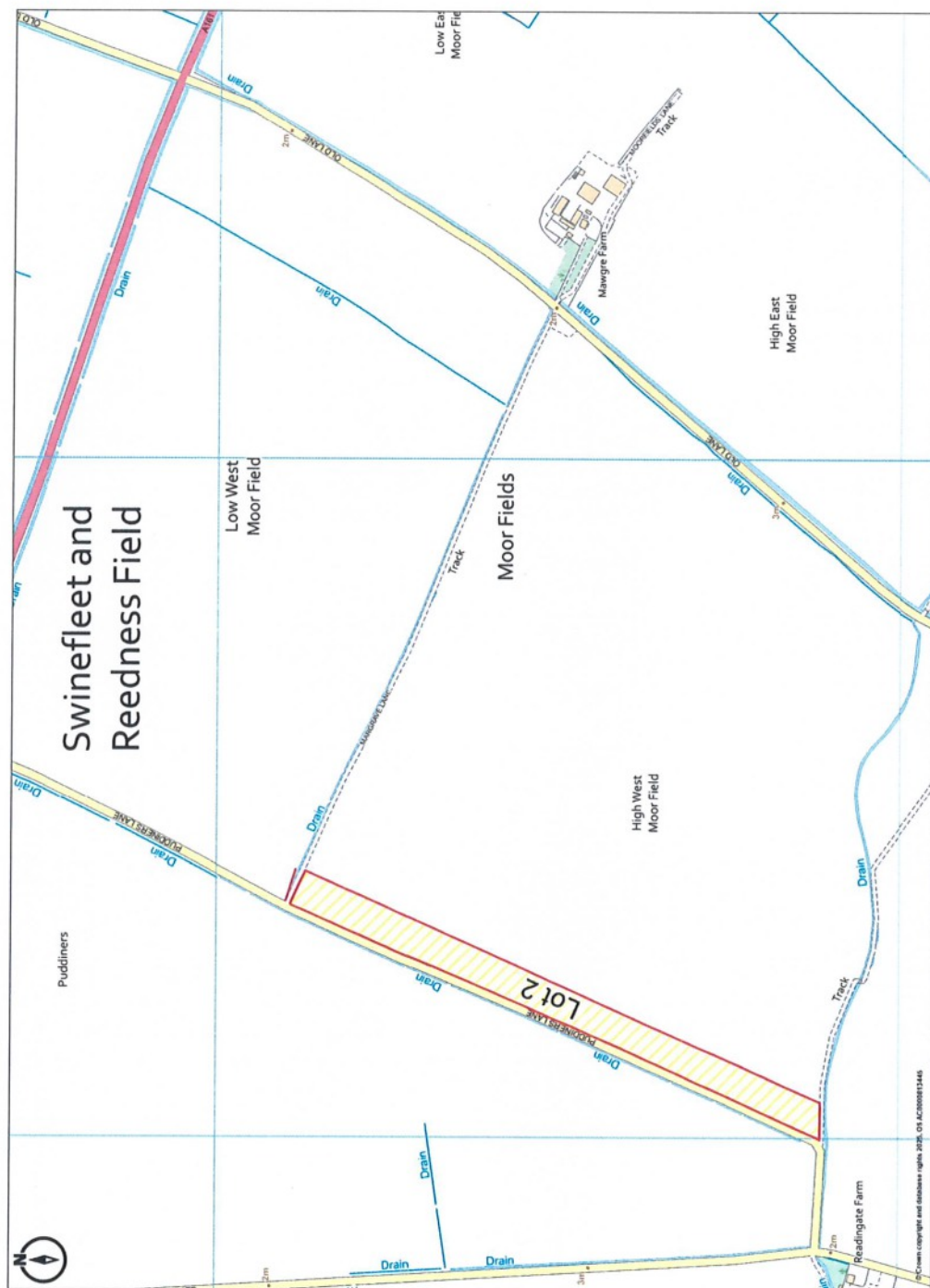
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (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.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



**Promap**  
 LANDMARK INFORMATION

© Crown Copyright and database rights 2025. OS AC0000813445  
 Plotted Scale - 1:7500. Paper Size – A4





© Crown copyright and database rights 2025. OS AC20000813445

**Promap**

LANDMARK INFORMATION

© Crown Copyright and database rights 2025. OS AC00000813445

Plotted Scale - 1:10000. Paper Size - A4