

61.35 ACRES ARABLE LAND, COWDEN PARVA, ALDBROUGH

£500,000
FREEHOLD

Prime Agricultural Land For Sale – 61.35 Acres

Cowden Parva, Aldborough

An excellent opportunity to acquire approximately 61.35 acres of productive agricultural land, situated in a rural location just off Cowden Road, North of Aldborough, East Yorkshire.

TENDERS CLOSE THURSDAY 28TH AUGUST 2025


FRANK HILL & SON
Lettings and Estate Agents
established 1924



Method of Sale

The property is offered for sale by informal tender as a whole.
See attached form

Exchange Of Contracts & Completion

The exchange of contracts is to take place 28 days after receipt by the purchasers solicitor of a draft contract. Completion is 28 days later. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Takeover

Possession will be given on completion. Early entry will be granted prior to completion and after the harvesting of the vendors crop on the payment of a double deposit.

Tenants Right & Cropping

There will be no charge for tenant right nor any counterclaim for dilapidations. Details of back cropping are available from the agents.

Statutory Designation.

The land lies within a nitrate vulnerable zone.

Land Area

The land is currently registered with the RPA in two parcels, the total area being 21.32ha, as part of a larger holding. The land is not currently subject to any Agri-Environment schemes.
The remaining land is not registered with the RPA.

Schedule RPA Acreage.

TA2440 6223 3.77 Hectares
TA2540 0049 17.55 Hectares
Total 21.32 Hectares 52.68 Acres

Minerals

All mineral rights owned by the vendors except as reserved by statue are included in the sale.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all existing rights, including the rights of way, whether public or private, light support drainage gas and electricity supplies and all other rights, easements , quasi-easements and all wayleave whether referred to or not in these particulars.
In particular a legal easement for access from Cowden Road.

Drainage

The land is partly drained. Plans are not available. Some drainage works have been carried out in the last 4 years.

Land Registry

The land is currently registered under Title Number YEA 97934.

Tenure

Freehold with vacant possession.

Viewing

Viewing at any time during daylight hours whilst in possession of a copy of these particulars

Solicitors

Wilkin Chapman Rollitts, Beverley.

Agents Notes

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the

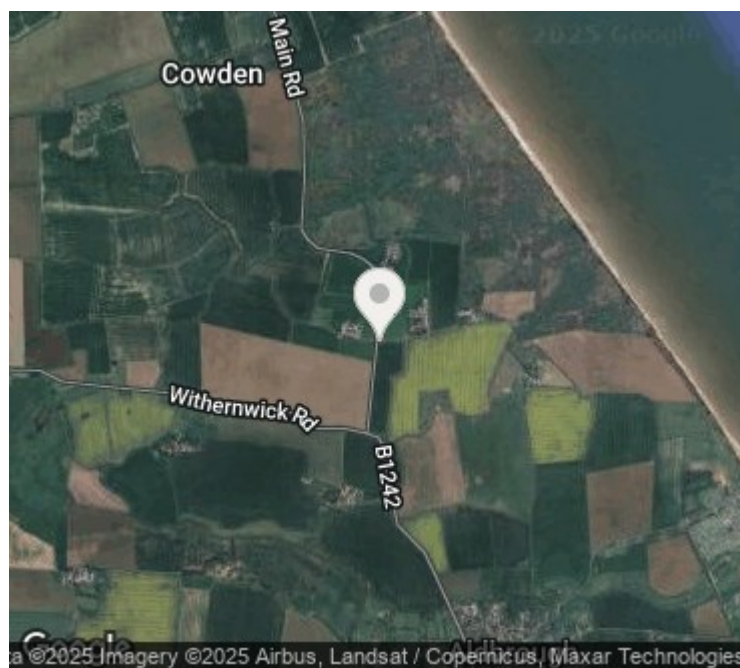


property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.

- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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