



Land at Beeford and Foston-on-the-Wolds

Driffield, East Riding of Yorkshire

Carter Jonas

Land at Beeford and
Foston-on-the-Wolds
Driffield
East Riding of Yorkshire
YO25 8BQ

Productive block of mainly
Grade 2 agricultural land
benefiting from slurry storage
and with good road frontage.

In all extending to 500.91 acres (202.72
hectares).

For sale by private treaty as a whole
or in up to 4 lots.

Carter Jonas



Location

The land is situated to the north-west of the village of Beeford and to the east of the village of Foston-on-the-Wolds. The market town of Driffield is situated approximately 9 miles to the west with the popular coastal resort of Bridlington situated approximately 9.5 miles to the north-east. The A165 public highway which runs through Beeford connects Bridlington with the city of Hull.

Land

An excellent block of high yielding mainly Grade 2 agricultural land extending in all to approximately 500.91 acres.

The land is currently farmed within a combinable cropping rotation to include vining peas, however, the land has also historically grown root crops.

The land situated to the west of Foston Lane (Lots 1, 2 and 3) is classed as being Grade 2 whilst the land situated to east of Foston Lane (Lot 4) is classed as being Grade 3 under the former MAFF Land Classification Series.

The underlying soil type of the land situated to the west of Foston Lane (Lots 1, 2 and 3) is classed as being part of the Holderness soil series which is described as a slowly permeable fine loamy soil being well suited to cereals. The land to the east of Foston Lane (Lot 4) is summarised as being part of the Downholland 3 soil series which is described as a deep stoneless clayey soil with a peaty or humose surface horizon and suited to cereals, sugar beet, potatoes and some root crops.

Lots 1 is accessed directly from the public highway serving the village of Foston-on-the-Wolds.

Lot 2 is accessed over a private right of way as shaded brown on the sale plan which connects the land with the public highway.

Lots 3 and 4 are accessed directly from the public highway known as Foston Lane.

The land benefits from a well-maintained drainage scheme which outfalls to Old Howe and Pitwherry Drains. Drainage

rates are payable to Beverley and North Holderness IDB.

From Old Howe Drain which splits Lots 2 and 3, the land rises from approximately 5 metres above sea level to 15 metres above sea level at Foston-on-the-Wolds. The land to the east of Old Howe drain rises to approximately 10 metres above sea level.

A reinforced concrete bridge (approx. 6 metres wide) over Old Howe drain connects Lots 2 and 3.

Isolation Unit and Dutch Barn

Situated on Lot 3, is a general-purpose agricultural building (65’ x 50’) of steel portal frame construction under a corrugated profile clad roof with part concrete block walls and Yorkshire boarding to eaves. A lean-to (15’ x 15’) provides additional storage. The building currently serves as a pig isolation unit.

Situated to the east of the pig isolation unit, there is a dutch barn (135’ x 30’) of timber frame construction under a

corrugated profile clad roof which serves as a straw store.

The buildings together with the midden area as crosshatched blue on plan are let by virtue of a Farm Business Tenancy (FBT) to the adjoining pig unit at West Farm which expires on 15th September 2040.

Further details are available from the selling agent.

Slurry Store

Situated on Lot 3, is a 6,000m³ slurry store being constructed of sealed precast concrete panels with a membrane roof covering.

The slurry store was partially grant aided under the Slurry Infrastructure Grant and is operated by the adjoining pig unit at West Farm.

The new slurry store replaced the former slurry lagoons situated on Lot 4 which are now redundant.

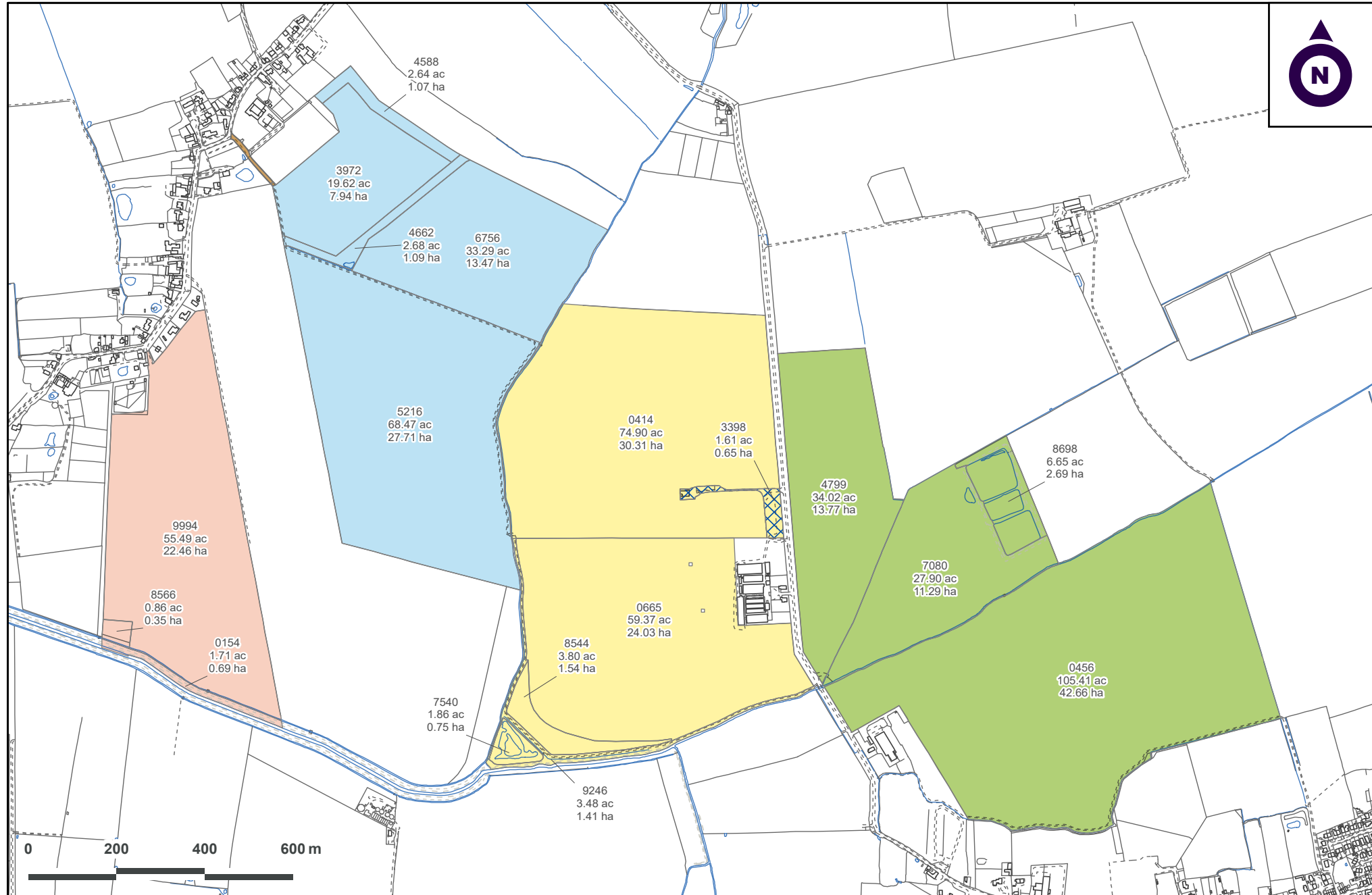
The Vendor operates a straw for muck and slurry agreement with the neighbouring pig unit and the Purchaser will be obliged to enter into this agreement.

Further details are available from the selling agent.



Cropping History										
Lot	Field Name	OS Field	Ac/Ha	2020	2021	2022	2023	2024	2024	2025
Lot 1	Clay Pits	9994	55.25 / 22.36	Spring Barley	Spring Barley	Spring Barley	OSR	Winter Wheat	Fallow	Winter Wheat
Lot 1	Wood	8566	0.91 / 0.37	Wood	Wood	Wood	Wood	Wood	Wood	Wood
		TOTAL	56.16 / 22.73							
Lot 2	Field House Grass	3972	19.62 / 7.94	Spring Barley	Spring Barley	Winter Wheat	Vining Peas	Winter Wheat	Winter Barley	OSR
Lot 2	Holtby North	6756	33.19 / 13.43	Spring Barley	Spring Barley	Winter Wheat	Vining Peas	Winter Wheat	Winter Barley	OSR
Lot 2	Holtby South	5216	68.94 / 27.9	Vining Peas	Vining Peas	Winter Wheat	Winter Barley	pt. OSR / pt. Spring Wheat	Winter Wheat	Spring Barley
Lot 2	Wood	4588	2.64 / 1.07	Wood	Wood	Wood	Wood	Wood	Wood	Wood
Lot 2	Wood	4662	2.67 / 1.08	Wood	Wood	Wood	Wood	Wood	Wood	Wood
		TOTAL	127.06 / 51.42							
Lot 3	Danby Land	0317	74.90 / 30.31	Spring Barley	Spring Barley	Vining Peas	Winter Wheat	Spring Barley	OSR	Winter Wheat
Lot 3	Pitwherry	0665	60.71 / 24.57	Spring Barley	Spring Barley	OSR	Winter Wheat	Spring Barley	Fallow	Winter Wheat
Lot 3	Wood	8542	5.78 / 2.34	Wood	Wood	Wood	Wood	Wood	Wood	Wood
Lot 3	Wood	7540	1.85 / 0.75	Wood	Wood	Wood	Wood	Wood	Wood	Wood
Lot 3	Stackyard	3398	1.21 / 0.49	Stackyard	Stackyard	Stackyard	Stackyard	Stackyard	Stackyard	Stackyard
		TOTAL	144.45 / 58.46							
Lot 4	Foston Lane	4901	33.85 / 13.7	Winter Barley	Winter Barley	OSR	Winter Wheat	Winter Wheat 2	Fallow	Spring Barley
Lot 4	Barmby Carr	7280	27.75 / 11.23	OSR	OSR	Winter Wheat	Winter Wheat 2	Vining Beans	Winter Wheat	Winter Barley
Lot 4	Lagoons		6.28 / 2.54	Lagoons	Lagoons	Lagoons	Lagoons	Lagoons	Lagoons	Lagoons
Lot 4	Long Folly A	0456	105.36 / 42.64	OSR	OSR	Winter Wheat	Winter Wheat 2	Vining Beans	Winter Wheat	Winter Barley
Lot 4	Long Folly B	0456		Winter Barley	Winter Barley	OSR	Winter Wheat	Winter Wheat 2	Fallow	Winter Wheat
		TOTAL	173.24 / 70.11							
GRAND TOTAL			500.91 / 202.72							





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Land plan

- Lot 1 - 56.16 acres (22.73 hectares)
- Lot 2 - 127.06 acres (51.42 hectares)
- Lot 3 - 144.45 acres (58.46 hectares)
- Lot 4 - 173.24 acres (70.11 hectares)



Lot 1



Lot 2



Lot 1



Method of Sale

The property is offered for sale by private treaty as a whole or in up to 4 lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The freehold of the Property is offered for sale.

The vendor currently operates a contract farming agreement with a local farmer and vacant possession will be provided upon completion of the sale.

The area crosshatched blue on the sale plan attached is sold subject to the unexpired term of a Farm Business Tenancy (FBT) which expires on 15th September 2040.

Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the Vendor.

Environmental Schemes

There are no environmental schemes pertaining to the land.

Designations

The land is situated within a surface water Nitrate Vulnerable Zone (NVZ).

Holdover

The Vendor reserves the right of holdover for the purpose of harvesting crops and straw clearance until 30th September 2025.

Ingoing

In addition to the purchase price, the Purchaser will be required to pay for any growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is higher) where applicable.

Drainage

The land is all drained with drainage rates payable to Beverley and North Holderness Internal Drainage Board (IDB).

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

A public footpath transects Lots 2 and 3 in an east/west direction connecting the village of Foston-on-the-Wolds with Foston Lane.

Electrical apparatus transect Lots 1 and 2 and are subject to the requisite wayleave agreements.

A gas main transects the southern extent of Lot 3 and is subject to the requisite deed of easement.

A private right of way over the access track shaded brown will be granted in favour of Lot 2.

The Vendors will retain the freehold ownership of the land upon which the wind turbines are sited and reserve appropriate access rights to maintain, repair and replace. Further details are available from the selling agents.

Health & Safety

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting Timber & Mineral Rights

The sporting and timber rights are included in the sale in so far as they are owned.

Mineral Rights

With the exception of part of Lot 3 where the mineral rights are reserved to a third party, the mineral rights are included in the sale in so far as they are owned.

Local Authority

East Riding of Yorkshire
www.eastriding.gov.uk

Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours.

Directions

From Drifffield, travel south-east on the B1249.

For Lots 1 and 2, turn left onto Cruckley Lane signposted Foston and proceed into the village. Access to Lot 1 is on the right hand side next to Foston Nurseries. Access to Lot 2 is on the right hand side over a loose gravel driveway next to St Andrews Cemetary.

For Lots 3 and 4, continue along the B1249 through the village of North Frodingham and as you enter the village of Beeford, turn left onto Foston Lane and the land is situated on either side of the road after approximately 0.5 mile.



- Lot 1** - [///octagon.glee.closer](#)
- Lot 2** - [///dissolves.proudest.mango](#)
- Lot 3** - [///dividers.secondly.cheat](#)
- Lot 4** - [///handbook.fallback.elastic](#)



Harrogate

07768 658217 | Sam.Johnson@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

National Rural Agency

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One Chapel Place, London W1G 0BG

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

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Offices throughout the UK



Carter Jonas

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INTERNATIONAL REAL ESTATE

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13-15 Albert Street
Harrogate
HG1 1JX

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F: 01423 521373

Your ref:

Our ref:

Date as Postmark

Dear Sir/Madam,

LAND AT BEEFORD AND FOSTON-ON-THE-WOLDS, DRIFFIELD

We write in respect of the land we are marketing for sale at Beeford and Foston-on-the-Wolds, Driffield.

We are now inviting **expressions of interest and initial offers to be submitted by 12 noon on Friday 18th July 2025.**

Please complete the attached form as directed, clearly stating any conditions and confirmation of your funding position. It is intended that the final sale will be concluded by further negotiation the week commencing 21st July.

Should you have any queries, please do not hesitate to contact me at this office.

Yours faithfully,



Sam Johnson
Associate Partner

E: sam.johnson@carterjonas.co.uk

T: 01423 707801

M: 07768 658217

**LAND AT BEEFORD AND FOSTON-ON-THE-WOLDS, DRIFFIELD,
EAST RIDING OF YORKSHIRE**

EXPRESSIONS OF INTEREST AND INITIAL OFFERS

The completed form be submitted to the Selling Agent no later than

12:00 NOON on FRIDAY 18th July 2025

by email or post.

It is recommended that you contact the receiving office to ensure that your form has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Sale:

- 1) All expressions of interest and initial offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of receipt of draft contract documents, with a completion date to be mutually agreed thereafter.
- 5) Expressions of Interest and Initial Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or indeed any offer and expressly reserve the right to further negotiate the sale.
- 7) Offers made by email should be submitted under the subject heading **"LAND AT BEEFORD AND FOSTON-ON-THE-WOLDS"**.
- 8) Offers made by post should be submitted in a sealed envelope with **"LAND AT BEEFORD AND FOSTON-ON-THE-WOLDS"** written in the top left-hand corner. If you wish to contact the office to confirm receipt, please include a reference on the rear of the envelope.

Offers should be completed and submitted on the form attached overleaf.

**LAND AT BEEFORD AND FOSTON-ON-THE-WOLDS, DRIFFIELD,
EAST RIDING OF YORKSHIRE**

Subject to Contract

EXPRESSION OF INTEREST AND INITIAL OFFER FORM

To be returned to Selling Agent's Harrogate Office
by 12:00 NOON on FRIDAY 18TH JULY 2025

Carter Jonas LLP
Regent House, 13-15 Albert Street
Harrogate
North Yorkshire
HG1 1JX

E: sam.johnson@carterjonas.co.uk
M: 07768 658217

Name

Address

.....

Telephone

Offer

Lot	Description	Guide Price	Offer
Lot 1	Ring fenced parcel of Grade 2 arable land extending to approx. 56.16 acres (22.73 hectares)	£600,000
Lot 2	Ring fenced parcel of Grade 2 arable land extending to approx. 127.06 acres (51.42 hectares).	£1,350,000
Lot 3	Ring-fenced parcel of Grade 2 arable land together with general purpose building and Dutch barn let on an FBT and 6,000m ³ of slurry storage. In all, extending to approx. 144.45 acres (58.46 hectares).	£1,750,000
Lot 4	Ring-fenced parcel of Grade 2 and 3 arable land extending to approx. 173.24 acres (70.11 hectares).	£1,800,000

My / Our offer is: a Cash purchase

(delete as applicable) Subject to Finance

Subject to the sale of other property

If the offer is subject to any conditions please give full details.

.....

.....

Financial Reference:

Name
Address
.....
Telephone

Solicitor

Name
Address
.....
Telephone

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed Dated

Print name

TO BE RETURNED TO CARTER JONAS
ON OR BEFORE 12:00 NOON ON FRIDAY 18th JULY 2025

Carter Jonas

REGENT HOUSE
13-15 ALBERT STREET,
HARROGATE,
HG1 1JX

Sam Johnson
sam.johnson@carterjonas.co.uk