



108 acres of Grade 2 Arable Land at Barmby Moor, Pocklington

StephensonsRural

SR
Est. 1871



Outstanding Grade 2 Arable Land directly to the north of Barmby Moor, Pocklington

Offers Over
£13,000 per acre

Location

The land is located directly off Keldspring Lane, immediately to the north of the village of Barmby Moor. The land has excellent access to Pocklington which lies less than 1 mile to the south-east of the land.

Description

The flat-lying land extends in total to approximately 108.61 acres (43.96 hectares) of Grade 2 arable land. Access is currently via an access track off Keldspring Lane with an internal farm track running along the western boundary.

Black Dike runs along the northern boundary and the land is well drained. The land lies within the Landbeach and Kexby series outlining that the land has sandy soils capable of growing high yields of arable crops and potatoes.

Services

We are unaware of any services to the land.

Fencing

The Purchaser will be required to erect a post and 3 rail fence from Points A–B–C as shown on the plan within 3 months of contracts being exchanged.

Access

The Purchaser will have a right of way for all purposes over the part of the track shaded brown on the plan.

Entry to the Land

The Purchaser is to be given entry to the Land following completion of the 2022 harvest.

Irrigation

The land is currently irrigated using the adjacent reservoir. The Purchaser will need to agree rates with the occupier of the reservoir to continue this use.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

There is an ethylene pipeline which runs over the south-west corner of the land.

Public Rights of Way

There is a public right of way that runs along a small corner on the northern boundary.

Basic Payment Scheme (BPS)

The land is registered for BPS with the entitlements available by separate negotiation.

Overage Provision

The sale is subject to an overage clause on Blocks 1, 2 & 3 for a period of 25 years whereby 50% of the uplift in value is reserved to the vendors subject to Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ which will limit excessive fertiliser application.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA
t: 01482 393939

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering Regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Jenni Bartram of Harrowells Limited, Moorgate House, Clifton Moorgate, York YO30 4WY
t: 01904 690111 e: Jenni.Bartram@harrowells.co.uk

Agent Contacts

For further information please contact:

Johnny Cordingley MRICS FAAV

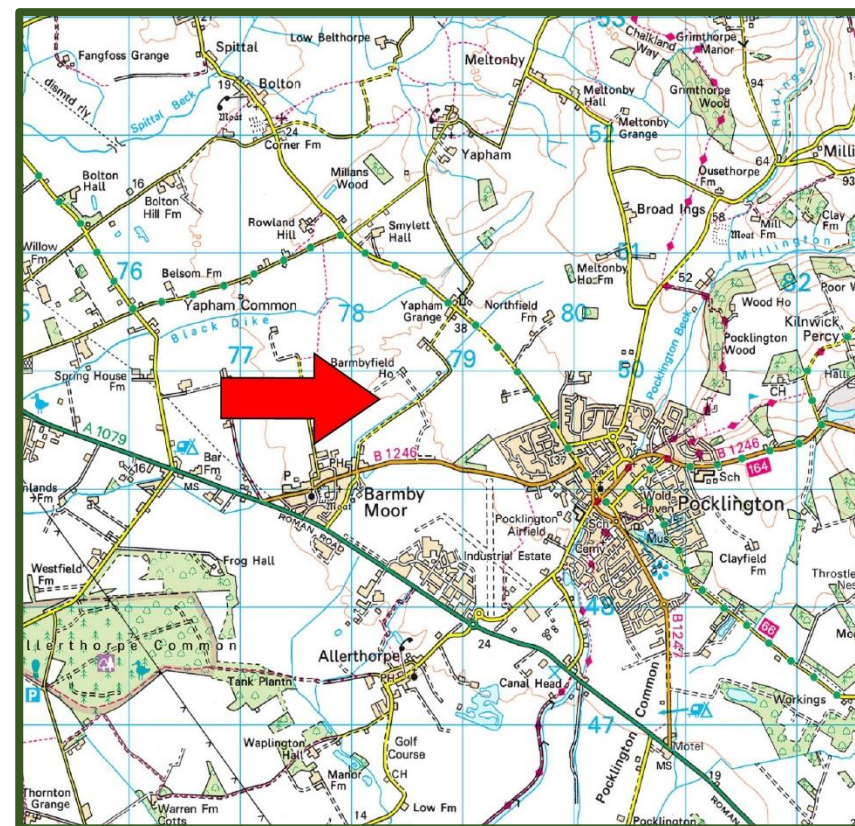
m: 07792 427232 e: jc@stephenson.co.uk or

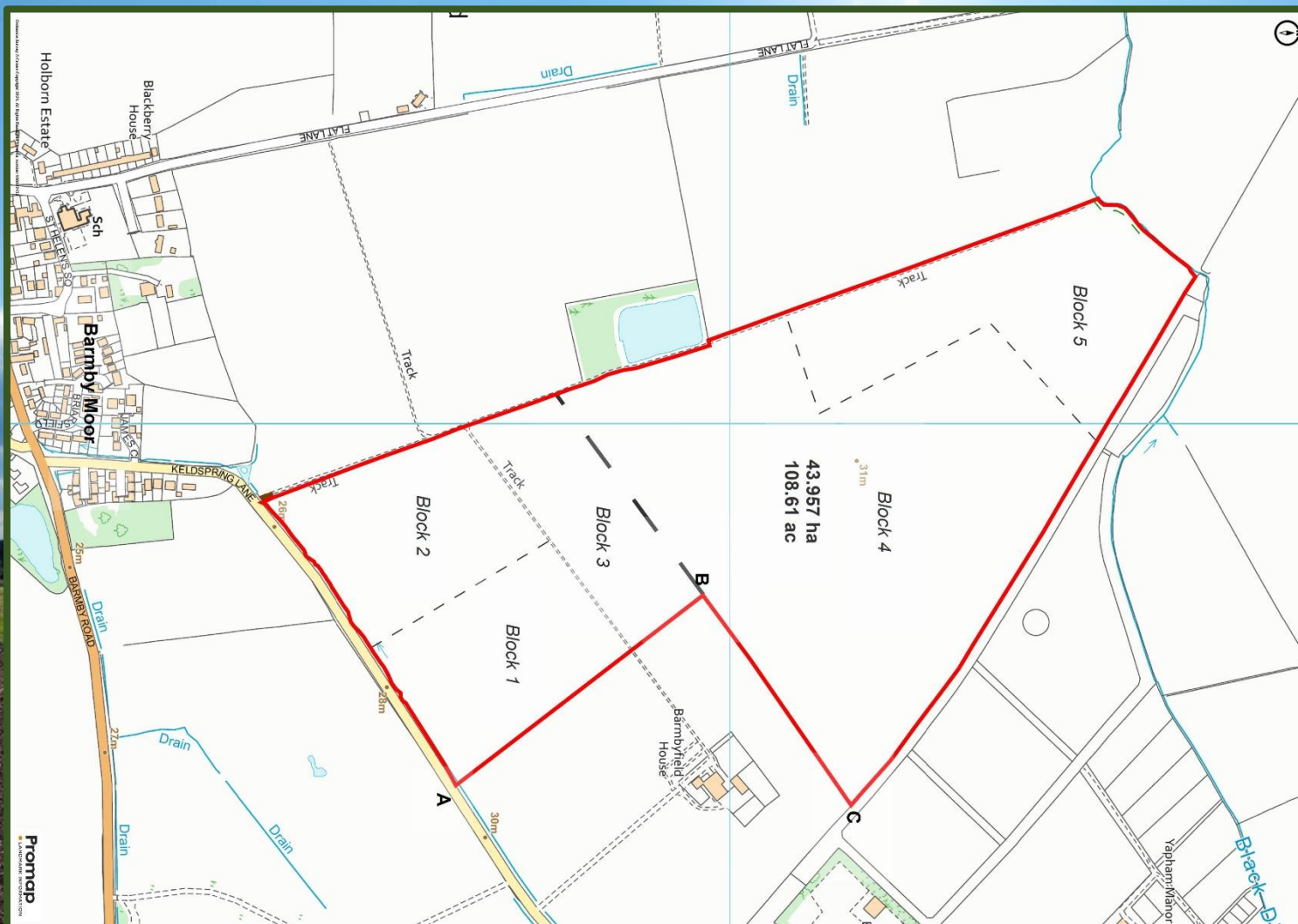
James F Stephenson MA (Cantab) FRICS FAAV

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Cropping History

	Block 1	Block 2	Block 3	Block 4	Block 5
Area(ha)	6.00	4.59	3.40	21.90	8.07
Area(ac)	14.83	11.34	8.40	54.11	19.94
2019	S.Barley	S.Barley	Potatoes	W.Wheat	O.S.R
2020	Potatoes	S.Barley	S.Barley	O.S.R	S.Wheat
2021	S.Barley	O.S.R	O.S.R	W.Wheat	S.Beet
2022	O.S.R	W.Wheat	W.Wheat	W.Wheat	





Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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