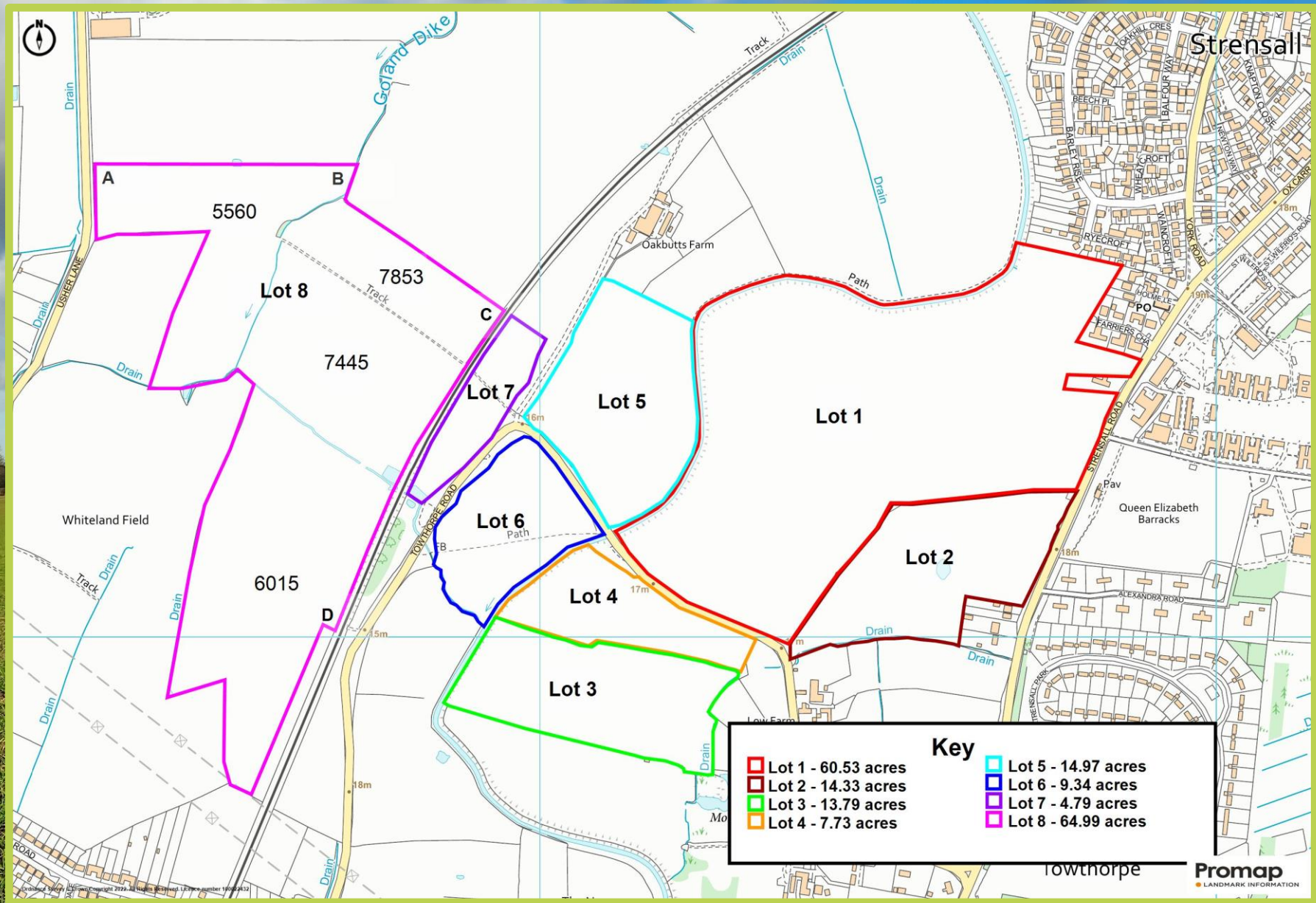




190 acres of Land between Strensall and Haxby, York – suitable for agricultural or amenity purposes. Available as a whole or in 8 Lots

StephensonsRural

SR
Est. 1871



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StephensonsRural

190.47 acres of land between Strensall and Haxby, York

An opportunity to acquire 190.47 acres of Grade 3 land strategically located north of York between the villages of Strensall and Haxby and directly adjacent to the proposed new Haxby Train Station. The land is available as a whole or in 8 lots as set out below:

Lot 1 – 59.27 acres of arable land adjacent to Strensall village and with accesses from Strensall Road to the east and Towthorpe Road to the south.

Guide Price £525,000 (Five hundred and twenty-five thousand pounds)

Lot 2 – 14.33 acres of pasture land directly opposite Strensall Barracks and with an access from Strensall Road to the east.

Guide Price £140,000 (One hundred and forty thousand pounds)

Lot 3 – 13.79 acres of arable land to the west of Towthorpe and adjacent to the River Foss to the west.

Guide Price £135,000 (One hundred and thirty-five thousand pounds)

Lot 4 – 7.73 acres of arable land to the west of Towthorpe and adjacent to the River Foss to the West and with an access directly from Towthorpe Road to the north.

Guide Price £75,000 (Seventy-five thousand pounds)

Lot 5 – 14.97 acres of arable land with an access from Towthorpe Road to the south.

Guide Price £150,000 (One hundred and fifty thousand pounds)

Lot 6 – 9.34 acres of arable land with access onto Towthorpe Road and a boundary to the River Foss to the east.

Guide Price £90,000 (Ninety thousand pounds)

Lot 7 – 4.79 acres of land currently down to arable land with an access from Towthorpe Road. Lot 7 has potential for a number of amenity uses subject to the necessary consents.

Guide Price £40,000 (Forty thousand pounds)

Lot 8 – 64.99 acres of arable land with an access off Usher Lane to the west and a right of access from Towthorpe Road to the east.

Guide Price £520,000 (Five hundred and twenty thousand pounds)

Guide Price: £1,675,000 (The Whole)



LOT 2



LOTS 3 & 4

LOT 1 – 60.53 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG4935	Arable	23.99	59.27
River	River Foss	0.51	1.26
Total:		24.50 ha	60.53 ac

Lot 1 comprises a good commercial block of arable land which lies directly adjacent to the built environment of Strensall to the north-east and the River Foss to the west. Suitable for cereals and root cropping and is accessed via both Strensall Road and Towthorpe Road.

LOT 2 – 14.33 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG5810	Grassland	5.80	14.33
Total:		5.80 ha	14.33 ac

Lot 2 is a rig and furrow pasture field which lies opposite the Strensall Barracks. The land is well fenced and there is a cattle handling facility adjacent to the access off Strensall Road.

LOT 3 – 13.79 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG0891	Arable	5.58	13.79
Total:		5.58 ha	13.79 ac

Lot 3 comprises an arable field adjacent to Towthorpe. The land borders the River Foss to the west. Access to Lot 3 will be over a private right of way over Lot 4 onto Towthorpe Road. Lot 3 is suitable for cereals and root cropping but has potential for a range of uses including forestry, equestrian, amenity paddock etc.

LOT 4 – 7.73 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG0805	Arable	3.13	7.73
Total:		3.13 ha	7.73 ac

Lot 4 comprises an arable field adjacent to Towthorpe. The land borders the River Foss to the west and Towthorpe Road to the north with an access directly onto Towthorpe Road. Lot 4 is suitable for cereals and root cropping but has potential for a range of uses including forestry, equestrian, amenity paddock etc.

LOT 5 – 14.97 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG1235	Arable	6.06	14.97
Total:		6.06 ha	14.97 ac

Lot 5 comprises an arable field with an access from Towthorpe Road. Lot 5 borders the River Foss to the eastern boundary and is suitable for cereals and root cropping or any other amenity uses.

LOT 6 – 9.34 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG9516	Arable	3.78	9.34
Total:		3.78 ha	9.34 ac

Lot 6 comprises an arable field with access onto Towthorpe Road. Lot 6 borders the River Foss to the eastern boundary. Lot 6 has potential for a range of uses including forestry, equestrian, amenity paddock etc.



LOT 7 – 4.79 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG9135	Arable	1.94	4.79
Total:		1.94 ha	4.79 ac

Lot 7 is a small block of agricultural land currently down as arable land with an access directly onto Towthorpe Road and with a reserved right of access for Lot 8. Lot 7 has potential for a range of uses including orchard, equestrian, amenity paddock etc.

LOT 8 – 58.18 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG6015	Arable	10.64	26.29
NG7445	Arable	6.27	15.49
NG7853	Arable	3.13	7.73
NG5560	Arable	6.26	15.47
Total:		26.30 ha	64.99 ac

Lot 8 is a good commercial block of arable land. Access is from Usher Lane or from Towthorpe Road (over Lot 7 and the railway line). There is a network of internal field dykes.



Soil Series

The land lies within the Wigton or Everingham soil series which outlines soils of a permeable coarse loamy variety.

Entry to the Land

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

Tenure

Freehold with vacant possession on completion.

Public Rights of Way

There is a public footpath through Lot 6 together with a footpaths either side of the River Foss which cross Lots 1, 3, 4, 5 & 6.

There is a private right of way from Points A-B-C for the emergency access to the new Haxby Railway Station.

Basic Payment Scheme (BPS)

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

Overage/ Clawback

There is to be an overage provision to be attached to Lot 1, 2 & 8 of 50% of any uplift in value from the agricultural, equestrian or horticultural value for a period of 25 years.

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

City of York Council, West Offices, Station Rise, York, YO1 6GA t: 01904 551550

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

Ware and Kay Solicitors, Sentinel House, Peasholme Green, York, YO1 7PP t: 01904 716000

Agent Contacts

For further information please contact:

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