



25.82 acres of productive Arable Land at Wilberfoss, York

StephensonsRural

SR
Est. 1871



25.82 acres of Arable Land on the edge of the village of Wilberfoss, Birker Lane, YO41 5RD

Offers over: £240,000

Location

The land is located to the north-east of the village of Wilberfoss from Birker Lane. The land is less than 1 mile from the A1079 and is within easy reach of York which is just 9 miles to the west and Pocklington which is 6 miles to the south-east.

Description

The land extends to approximately 25.82 acres (10.45 hectares) of productive arable land and is offered as a whole. The land is currently cropped with carrots with 3.57 acres to the northwest of the land comprising of permanent pasture. This area of the land offers potential for entry into SFI or Countryside Stewardship schemes.

The land is classified as Grade 3 agricultural land forming part of the Worcester Soil Association. We understand the land is suitable for growing cereals and capable of growing root crops. The land has been recently drained, with ditches running along the northern and southern boundaries.

Access

Access to the land is from the south-west corner off Birker Lane.

Rights of Way

There are no public Rights of Way that cross the Land

Tenure

Freehold with vacant possession on completion.

Entry to the Land

The Purchaser is to be given entry to the Land once the current crop is harvested.

Wayleaves and Easements

A National Grid Overhead Line runs through the middle of the land. We are unaware of any other wayleaves or easements crossing the land.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does lie within an NVZ.

Sporting and Mineral Rights

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

What Three Words

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Description	Area		Previous Cropping			
	Ha	Ac	2023	2024	2025	2026
Arable	9.00	22.25	Winter Barley	Winter Barley	Sugar Beet	Carrots
Permanent Pasture	1.45	3.57	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Total	10.45	25.82				

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, Register Square, Beverley HU17 9BA

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

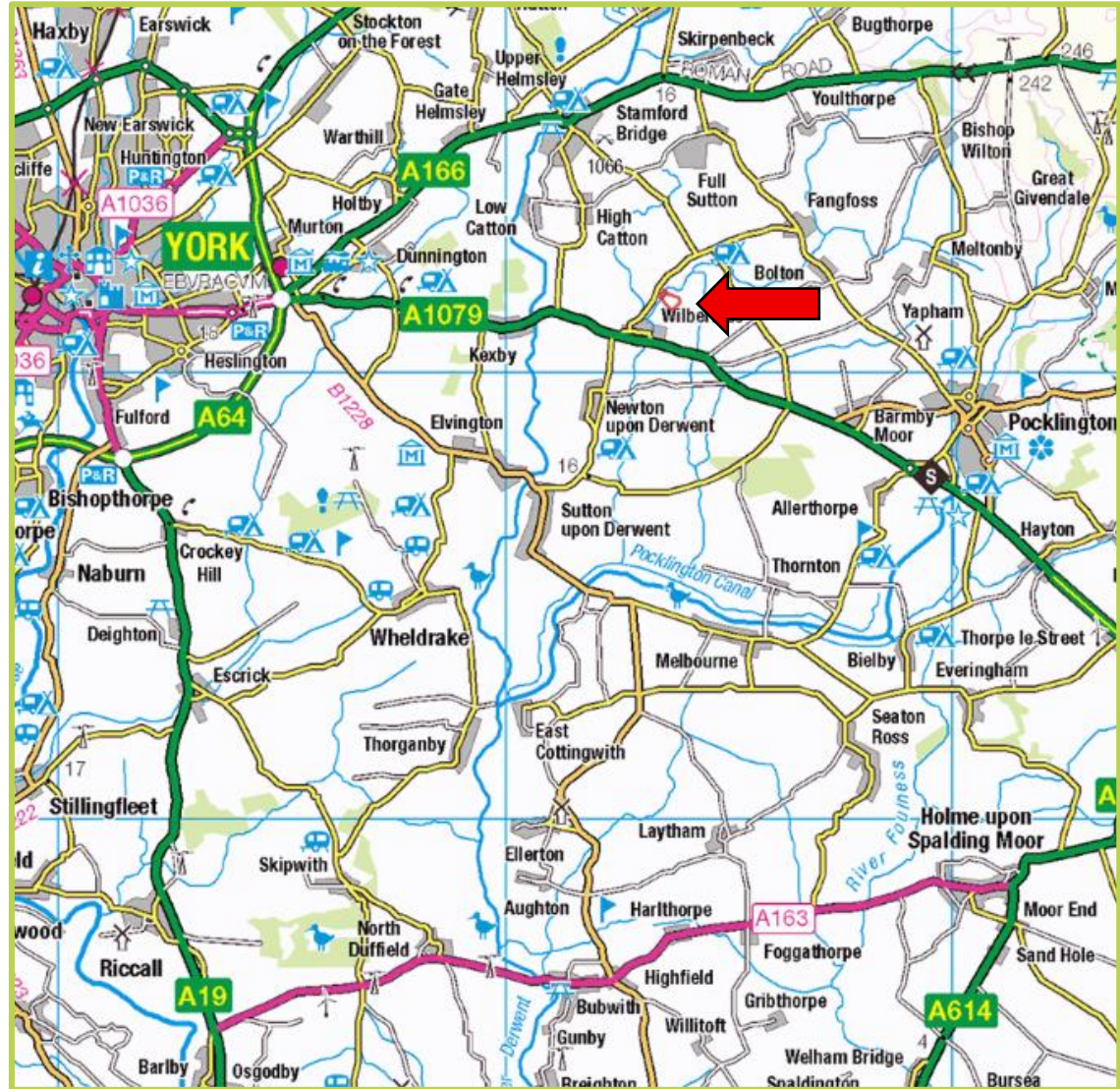
Harrowells Solicitors
31 Yorkersgate, Malton, YO17 7AA
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Important Notice

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. Stephenson's 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



