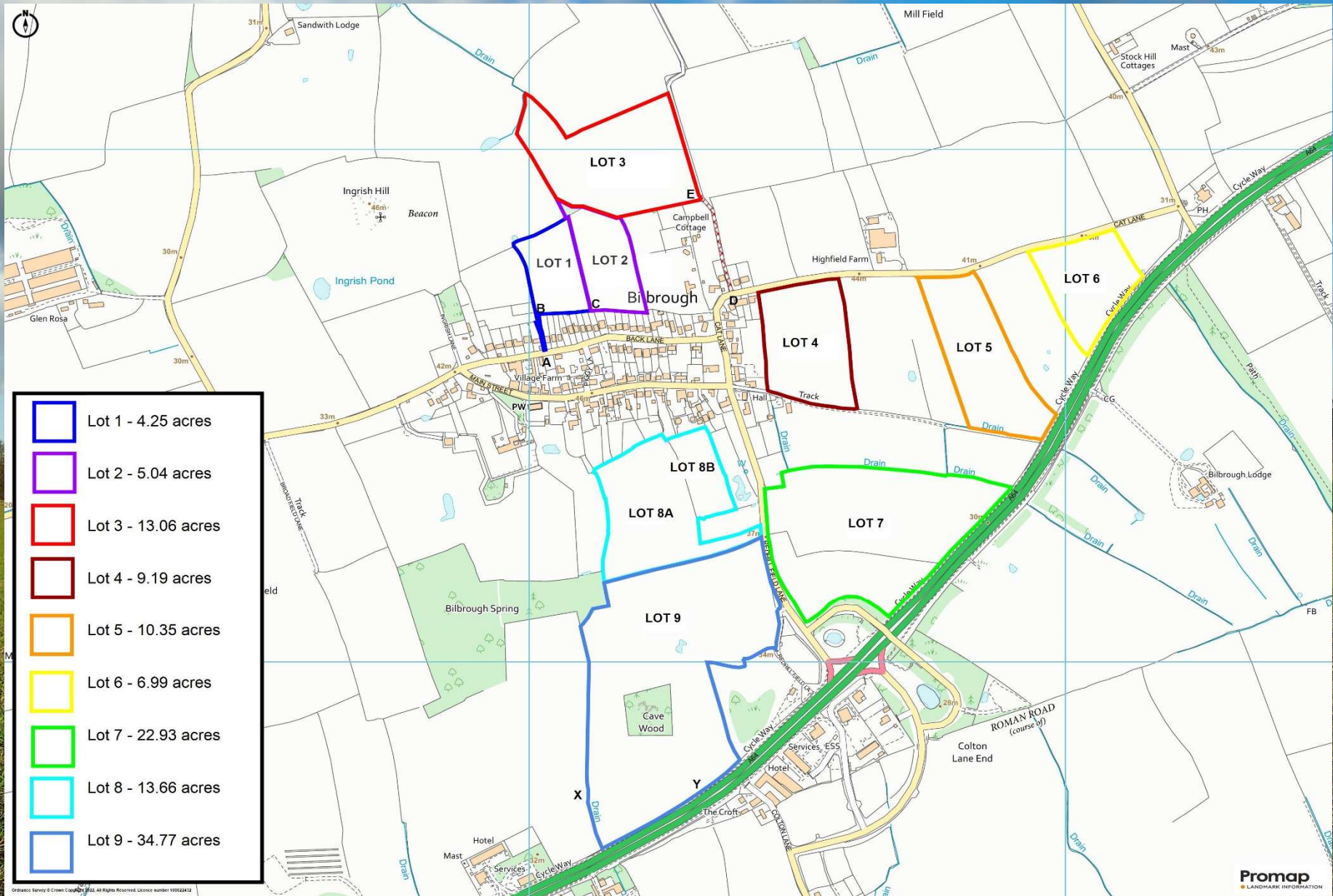




120 acres of Land at Bilbrough, York available as a whole or in 9 lots

StephensonsRural

SR
Est. 1871



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120.43 acres of Grade 2 land at Bilbrough, York

An opportunity to acquire 119.46 acres of Grade 2 land conveniently located to the west of York around the village of Bilbrough with excellent links to both Leeds and York. The property is available as a whole or in 9 lots as set out below:

Lot 1 – 4.25 acres of agricultural land adjacent to the north of the village with access from Back Lane, Bilbrough via a track between A-B on the plan.

Guide Price £50,000 (Fifty thousand pounds)

Lot 2 – 5.04 acres of agricultural land adjacent to the north of the village with access from Back Lane, Bilbrough via a track between A-B-C on the plan.

Guide Price £60,000 (Sixty thousand pounds)

Lot 3 – 13.06 acres of arable land with access from Cat Lane, Bilbrough over Chrennicar Lane between D-E on the plan and hatched brown.

Guide Price £105,000 (One hundred and five thousand pounds)

Lot 4 – 9.19 acres of arable land directly adjacent to the east of the village of Bilbrough with access from Cat Lane.

Guide Price £90,000 (Ninety thousand pounds)

Lot 5 – 10.35 acres of arable land with access off Cat Lane and frontage to the A64 to the south-eastern boundary.

Guide Price £95,000 (Ninety-five thousand pounds)

Lot 6 – 6.99 acres of arable land with access off Cat Lane and frontage to the A64 to the southern boundary.

Guide Price £65,000 (Sixty-five thousand pounds)

Lot 7 – 22.93 acres of arable land split into two fields with an access off Redhill Field Lane to the western boundary and frontage to the A64 to the eastern boundary.

Guide Price £205,000 (Two hundred and five thousand pounds)

Lot 8 – 13.66 acres of arable land split into two fields with an access off Redhill Field Lane and directly adjacent to the south of the village of Bilbrough

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

Lot 9 – 34.94 acres of arable land incorporating a woodland area with access off Redhill Field Lane and large frontage to the A64.

Guide Price £280,000 (Two hundred and eighty thousand pounds)

Guide Price: £1,085,000 (The Whole)

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Grays Solicitors
Duncombe Place, York, YO1 7DY



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LOTS 1 & 2



LOT 3



LOT 5

LOT 1 – 4.25 acres of land

NG Ref	Description	Area	
		Ha	Ac
ptNG1489	Arable	1.72	4.25
Total:		1.72 ha	4.25 ac

The western section of an arable field to the north of the village which includes the access track from Back Lane. There will be a right of access for Lot 2 from Back Lane (between A-B on the plan). Potential for a range of uses including orchard, equestrian, amenity paddock etc.

LOT 2 – 5.04 acres of land

NG Ref	Description	Area	
		Ha	Ac
ptNG1489	Arable	2.04	5.04
Total:		2.04 ha	5.04 ac

The eastern section of an arable field to the north of the village. Lot 2 will have a right of access over the track between A-B on the plan and over part of Lot 1. Potential for a range of uses including orchard, equestrian, amenity paddock etc.

LOT 3 – 13.06 acres of land

NG Ref	Description	Area	
		Ha	Ac
ptNG1489	Arable	5.29	13.06
Total:		5.29 ha	13.06 ac

An arable field to the north of the village. Access is via a right of way for vehicles/farm machinery over Chrennicar Lane, a third party owned track/bridleway hatched brown on the plan. The land is well drained loamy soils.

LOT 4 – 9.19 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG5263	Arable	3.72	9.19
Total:		3.72 ha	9.19 ac

An arable field directly adjacent to the east of the village with an access from Cat Lane. The land is well drained loamy soils suitable for cereals and root cropping although due to the size of the parcel, amenity users will also be interested.

LOT 5 – 10.35 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG8461	Arable	4.19	10.35
Total:		4.19 ha	10.35 ac

An arable field with access from Cat Lane to the north and bordering the A64 to the south. The land is deep fine loamy soils suitable for cereals and root cropping although due to the size of the parcel, amenity users will also be interested.

LOT 6 – 6.99 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG0474	Arable	2.83	6.99
Total:		2.83 ha	6.99 ac

An arable field with access from Cat Lane to the north and bordering the A64 to the south. The land is deep fine loamy soils suitable for cereals and root cropping although due to the size of the parcel, amenity users will also be interested.



LOTS 1 & 2



LOT 3



LOT 4



LOTS 5 & 6



LOT 7 – 22.93 acres of land

NG Ref	Description	Area	
		Ha	Ac
NG6830	Arable	6.43	15.89
NG5914	Arable	2.85	7.04
Total:		9.28 ha	22.93 ac

Two arable fields each with access from Redhill Field Lane. Lot 7 adjoins the A64 to the west. The land is deep fine loamy soils suitable for cereals and root cropping.

LOT 8 – 13.66 acres of land

	NG Ref	Description	Area	
			Ha	Ac
Lot 8A	NG2227	Arable	4.29	10.60
Lot 8B	NG3338	Arable	1.24	3.06
Total:			5.53 ha	13.66 ac

Two arable fields which lie directly to the south of the village of Bilbrough. Access is from Redhill Field Lane. Lot 8B has potential for a range of uses including an orchard, equestrian or an amenity paddock. The land is deep fine loamy soils suitable for cereals and root cropping. The Vendor will consider offers for Lot 8 as a whole or Lots 8A and 8B separately.

LOT 9 – 34.94 acres of land and woodland

NG Ref	Description	Area	
		Ha	Ac
NG2596	Arable	13.38	33.06
NG2290	Woodland	0.76	1.88
Total:		14.14 ha	34.94 ac

Large arable field with access from Redhill Field Lane and frontage to the A64 to the southern boundary. Lot 9 also contains Cave Wood which is a small woodland copse. The land is deep fine loamy soils suitable for cereals and root cropping.



Entry to the Land

The Purchaser is to be given entry to the Land following completion of the 2022 harvest (estimated August/ September 2022).

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

Lot	NG Ref	Public Rights of Way
3	NG1489	Overhead 11kV electricity cable.
8B	NG3338	Underground water main.
9	NG2596	Overhead 11kV electricity cable.
9	NG2596	18" gas main between points X-Y on the plan.

Public Rights of Way

Lot	NG Ref	Public Rights of Way
8A	NG2227	Public footpath along the northern, eastern, southern and western boundaries
9	NG2596	Public footpath along the western, part northern and part eastern boundaries

Basic Payment Scheme (BPS)

The land is registered for BPS.

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 and Registration

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

Selby District, Civic Centre, Doncaster Road, Selby, YO8 9FT
Tel: 01757 705101

VAT

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.

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

Grays Solicitors, Duncombe Place, York, YO1 7DY

Agent Contacts

For further information please contact:

Edward Stephenson BSc (Est Man) MRICS FAAV
t: 01904 489731 e: edward@stephenson.co.uk or

Johnny Cordingley MRICS FAAV
m: 07792 427232 e: jc@stephenson.co.uk





LOT 7



LOT 7



LOTS 8A & 8B



LOT 9

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