



4.64 acres (1.88 ha) of Arable Land at Carlton, Selby

StephensonsRural

SR
Est. 1871



4.64 acres of strategically located land on the edge of the village of Carlton, Selby

**Guide Price:
£60,000**

Location

The land is attractively situated on the edge of the village of Carlton and has road frontage onto Hirst Road. The land is 20 miles south of York and 6 miles south of Selby. The land is within easy reach of the A19 and the M62. A Stephenson's Rural For Sale board will identify the land.

WHAT3WORDS

///armrest.mergers.incursion

Description

The land comprises one field extending in total to 4.64 acres (1.88 hectares) on the edge of the expanding village of Carlton. At present the land is adjoined with the bordering field to the north and is currently down to arable cropping.

The land is classified as Grade 2 and 3 and lies within the Everingham Soil series. Described as deep stoneless permeable fine sandy soils some with bleached subsurface horizon. Groundwater is controlled by ditches. Suitable for growing sugar beet, potatoes and cereals.

Access

Access to the land is from Hirst Road in the northwest corner of the field.

Services

We are unaware of any services connected to the land. Interested parties should make their own enquiries.

Entry to the Land

The Purchaser is to be given entry to the land on completion.

Tenure

We understand the land to be freehold with vacant possession on completion.

Wayleaves and Easements

There are no Wayleaves or Easements on the land

Public Rights of Way

There are no public footpaths crossing the land.

Environmental Schemes

We understand the land is not within any Environmental Scheme.

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.

Further information:

The neighbouring landowner has indicated they would be open to discussions with the purchaser regarding the adjoining 1.26 acres to the northeast, which could potentially be farmed alongside the 4.64 acres being offered for sale. On terms to be agreed.

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

North Yorkshire Council, County Hall, Northallerton, North Yorkshire, DL7 8AH
t: 0300 131 2131

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

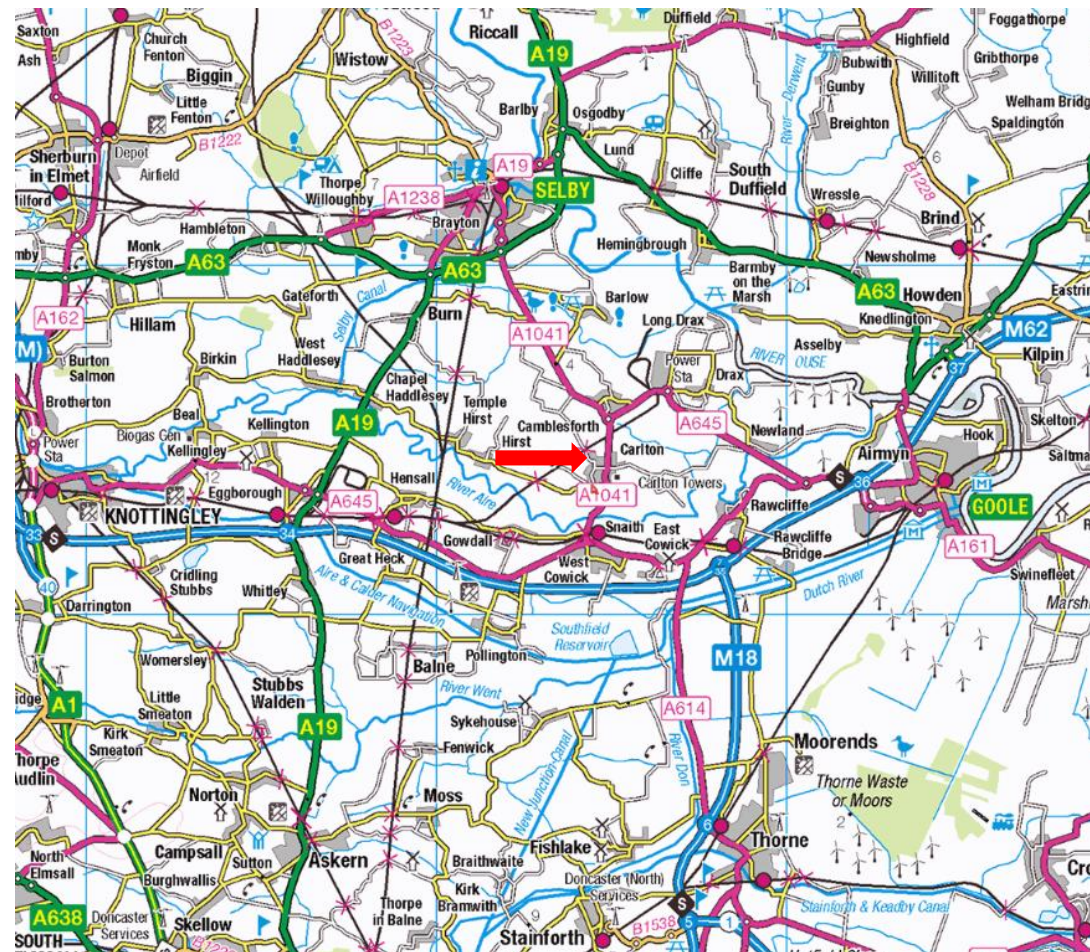
Sketchley Solicitors
E14 Holly Court, Holly Farm Business Park, Honiley, Warwick, CV8 1NP
FAO: Georgina Hine
e: georgina@sketchleysolicitors.co.uk
tel: 01926 484488

Agent Contacts

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Land Schedule

Description	Area		Previous Cropping		
	Acres	Hectares	2025	2024	2023
Agricultural Land	4.64	1.88	Winter Wheat	Winter Wheat	Winter Wheat
Total:	4.64 ac	1.88 ha			



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.