



26.14 acres (10.58 ha) of Land at Roecliffe, Boroughbridge

StephensonsRural

SR
Est. 1871



26.14 acres of agricultural land on the edge of the village of Roelcliffe, Boroughbridge

**Guide Price:
£175,000**

Location

The land is situated on the edge of the peaceful village of Roelcliffe, just 1 mile east of Boroughbridge and less than 5 minutes away from the A1(M). A Stephenson's Rural For Sale board will identify the land.

WHAT3WORDS

///abacus.twee.shares

Description

The land comprises of two fields, extending in total to 26.14 acres (10.58 hectares), including 9.20 acres of arable land and 16.94 acres of permanent pasture land. The pasture land is generally well-fenced with a water supply. The land rises up away from the River Ure with mature hedgerows to the boundaries.

The land is classified as Grade 3 and lies within the Foggathorpe 2 soil series. Described as stoneless clayey and fine loamy soils with slowly permeable subsoils.

Entry to the Land

The Purchaser is to be given entry to the land after Harvest 2026 and when the tenancy terminates in October 2026.

Access

Access to the land is from a private track off Boroughbridge Road/ Bar Lane and through a third party owned field. This access is shown by a brown dotted line on the OS Plan included in these particulars.

Services

The land has access to a water supply.

Tenure

We understand the land to be freehold. There is currently a tenancy in place which terminates in October 2026.

Wayleaves and Easements

There is a National Grid pylon on the northwest corner of the grass field.

Public Rights of Way

There is a public footpath running alongside the river on the northern boundary, which borders the arable 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.

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
Tel: 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

Lyons Davidson Solicitors
St Martins House, Britannia Street, Leeds, LS1 2DZ
Tel: 0300 373 7798
FAO: Catherine Turner
E: cturner@lyonsdavidson.co.uk

Agent Contacts

For further information please contact:
Stephensons Rural, York Auction Centre, Murton, YO19 5GF
Tel: 01904 489 731

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

Amelia Thompson
e: amelia.thompson@stephenson.co.uk

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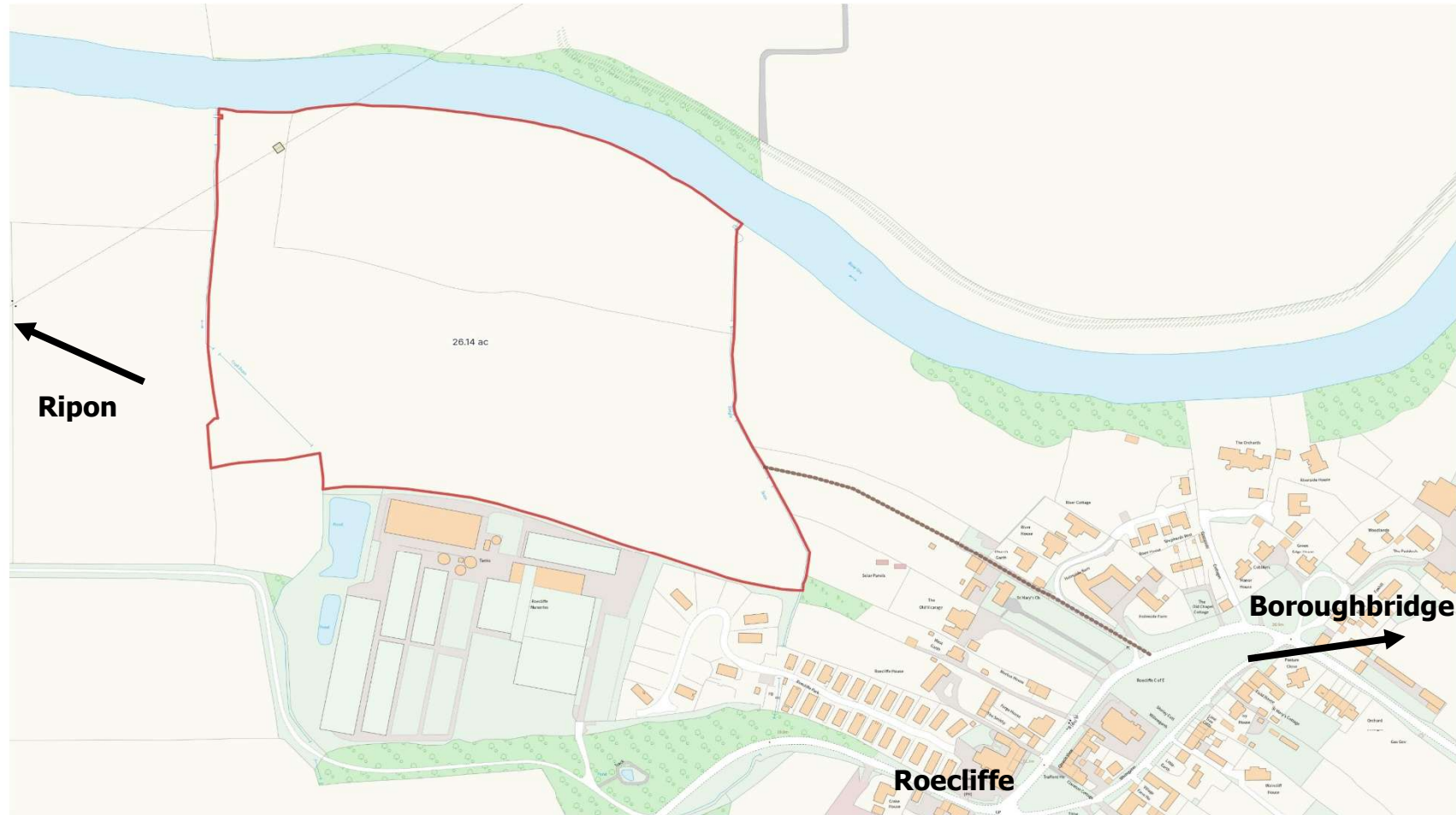


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Land Schedule

Parcel	Description	Area		Previous Cropping		
		Acres	Hectares	2024	2025	2026
1	Arable	9.20	3.72	W. Barley	S. Beans	W. Wheat
2	Grassland	16.94	6.86	Pasture	Pasture	Pasture
Total:		26.14 ac	10.58 ha			



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50 m
 Scale 1:2500 (at A3)
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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. 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.

