



153 acres of Arable Land at Sutton-on-the-Forest, York

StephensonsRural

SR  
Est. 1871



## 153 acres of well-located arable land in a ring fence at Sutton-on-the-Forest, York

Offers Over  
£8,000 per acre

### Location

The land is located directly off the York Road between the villages of Sutton-on-the-Forest and Wigginton. The land has excellent access to York which lies less than 7 miles to the south of the land.

### Description

The land is level and extends in total to approximately 153.62 acres (62.17 hectares) of Grade 3 arable land. The majority of the land is cropped with cereals although the two smallest parcels adjacent to the road, NG7793 & NG6813 are down to grass.

A dyke runs along the northern boundary and the land is well drained. The land lies within the Foggathorpe 2 series outlining that the land has soils suitable for winter cereals or grassland.

### Services

The land has a mains water supply with a bowser adjacent to the buildings for filling a crop sprayer. We are unaware of any other services to the land.

### Access

Access is via a right of way over the main drive to the farmstead (shaded brown on the plan). This track provides access to all the fields and there is an area of hardstanding to the rear of the farmstead.

### Drainage Rates

An annual payment of £290.07 is paid to the Kyle & Upper Ouse IDB.

### 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.

### Wayleaves and Easements

There is an overhead electric line which runs over the western field.

### Public Rights of Way

There are no public footpaths or bridleways that cross the Land.

### Basic Payment Scheme (BPS)

The land is registered for BPS with 62.1253 entitlements available by separate negotiation.

### Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a 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](http://www.stephenson.co.uk) for regular email updates.

### Local Authority

Hambleton District Council, Civic Centre Stone Cross Rotary Way, Northallerton DL6 2UU. t: 01609 779977

### 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

Katie l'Anson of Harrowells Limited, Moorgate House, Clifton Moorgate, York, YO30 4WY  
t: 01904 690111 e: Katie.lAnson@harrowells.co.uk

### Agent Contacts

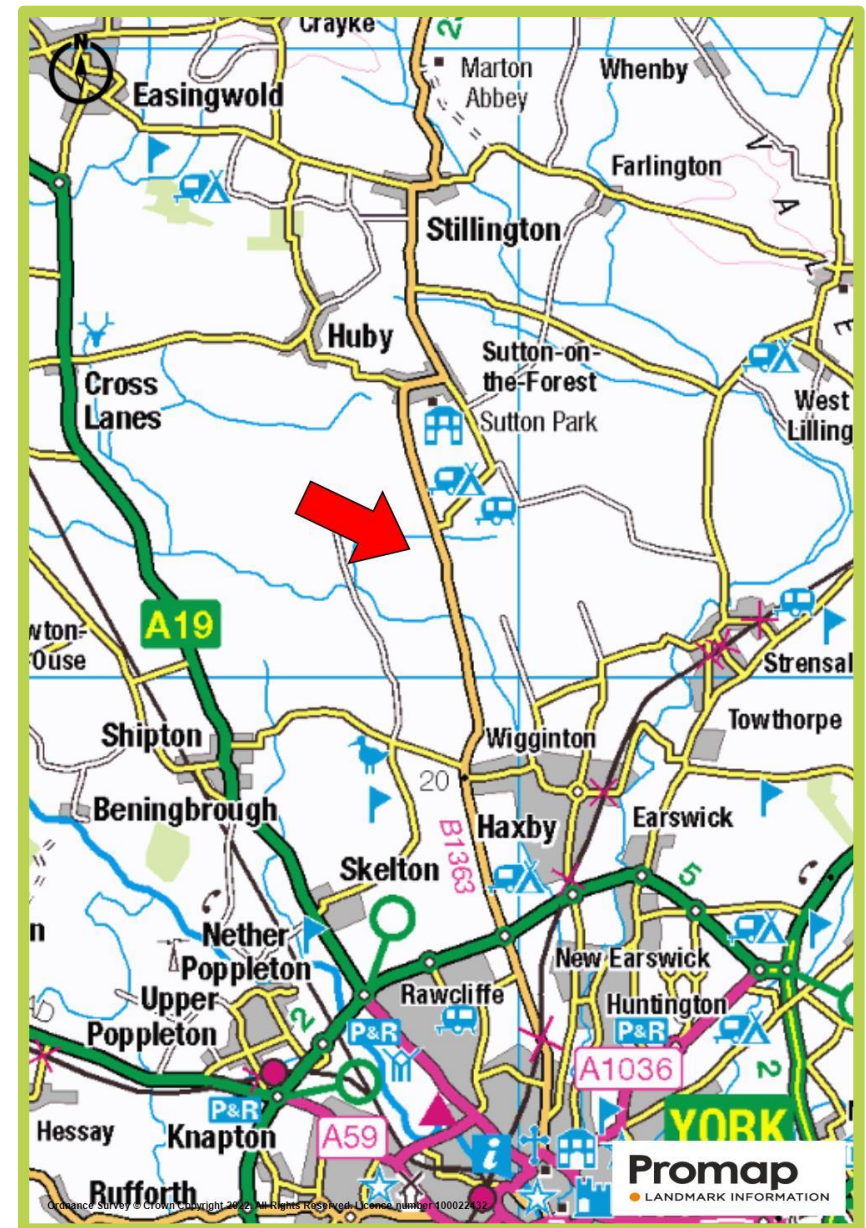
For further information please contact:

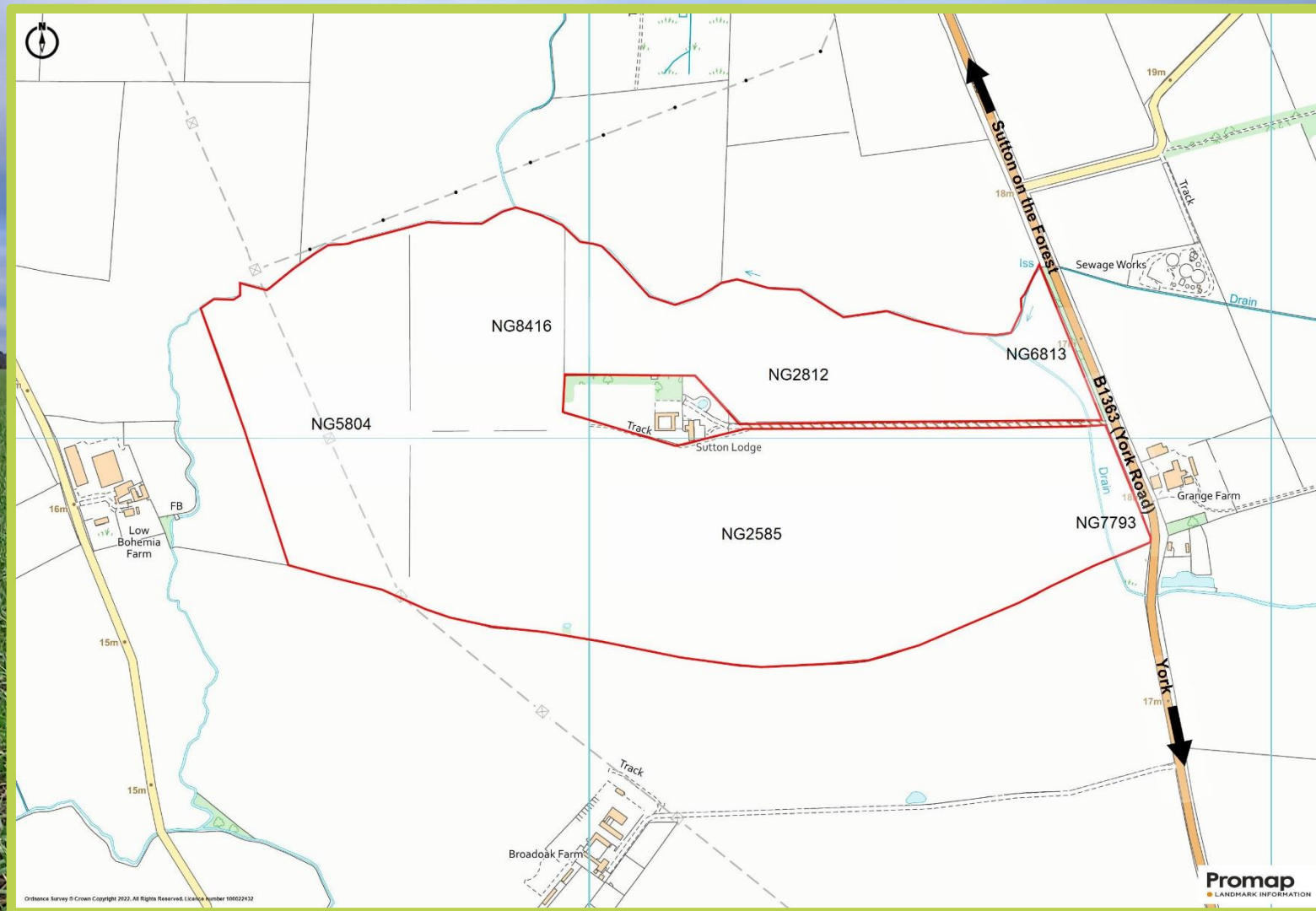
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### Land Schedule

NG Ref	Description	Area	
		Ac	Ha
7793	Temporary Grass	2.94	1.19
6813	Temporary Grass	2.22	0.90
2812	Arable	27.26	11.03
2585	Arable	75.29	30.47
5804	Arable	28.44	11.51
8416	Arable	17.47	7.07
<b>Total:</b>		<b>153.62 ac</b>	<b>62.17 ha</b>





**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. 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.



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