



117.29 Acres of Arable Land
Oxmoor Lane, Church Fenton, Tadcaster

117.29 acres of Grade 2 & 3 Arable Land Oxmoor Lane, Church Fenton, Tadcaster

A productive block of arable land extending to 117.29 acres in total and offered in 5 lots to suit purchasers.

The land benefits from road frontage and is located between the villages of Church Fenton and Biggin with good road access to the A63 to Selby, the A64 to York and the A1.

Lot 1 – 20.44 acres of arable land (outlined red on Site Plan)
Guide Price £195,000

Lot 2 – 23.18 acres of arable land (outlined blue on Site Plan)
Guide Price £220,000

Lot 3 – 33.21 acres of arable land (outlined green on Site Plan)
Guide Price £350,000

Lot 4 – 8.06 acres of arable land (outlined orange on Site Plan)
Guide Price £85,000

Lot 5 – 32.40 acres of arable land (outlined purple on Site Plan)
Guide Price £340,000

Guide Price: £1,190,000 (The Whole)

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Vendor's Solicitor:
Crombie Wilkinson
Forsythe House
3 Market Place
Malton
YO17 7LP

Tel: 01653 600 070



StephensonsRural

LAND:

The land is offered for sale as a whole or across 5 lots extending in total to 117.29 acres (47.47 hectares) of agricultural land.

Lot 1 (outlined red) and Lot 2 (outlined blue) are classified as Grade 3 on the Agricultural Land Classification and the soils fall within the Foggathorpe 2 Soil Series, being described as slowly permeable stoneless clayey and fine loamy over clayey soils suitable for cereals and grassland.

Lot 3 (outlined green), Lot 4 (outlined orange) and Lot 5 (outlined purple) are classified as Grade 2 on the Agricultural Land Classification and the soils fall within the Wigton Moor Soil Series, being described as permeable fine and coarse loamy soils suitable for cereals and root cropping.

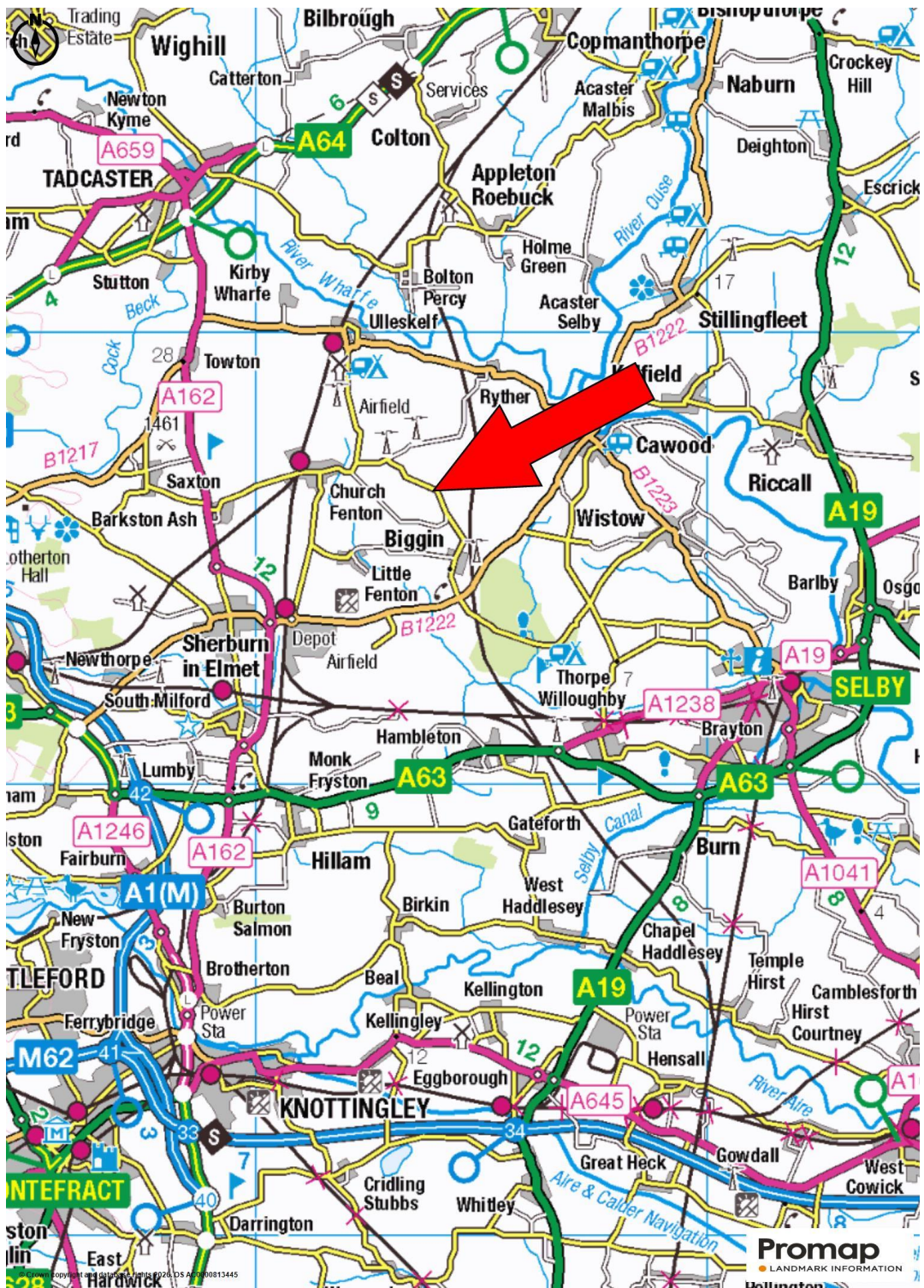
Lots 1, 3, 4 and 5 all benefit from road frontage onto Oxmoor Lane and are accessed directly from the same. Lot 2 benefits from road frontage onto Broad Lane with access being from the same.

The land is currently included in an SFI agreement that will end after 1 August 2026.



Lot No	Field No	Description	Area	
			Ha	Ac
LOT 1	SE5435 4881	Arable	2.56	6.32
	SE5435 5779	Arable	3.87	9.55
	SE5435 5763	Arable	1.85	4.57
	Lot 1 Total:		8.28	20.44
LOT 2	SE5335 8290	Arable - SFI Legume Fallow	9.38	23.18
LOT 3	SE5436 1058	Arable	13.44	33.21
LOT 4	SE5435 4881	Arable	3.26	8.06
LOT 5	SE5336 1483	Arable	4.39	10.86
	SE5337 4602	Arable	8.72	21.54
	Lot 5 Total:		13.11	32.40
Total:			47.47	117.29





Lot 4



Lot 5

GENERAL INFORMATION:

Wayleaves and Easements

The property is sold subject to all wayleaves and easements whether mentioned in these particulars or not. Local electricity lines cross Lot 2 and Lot 5.

Public Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. A public footpath follows the east boundary of Lot 2, and a public footpath also crosses east to west along the north section of parcel 4602 of Lot 5.

Nitrate Vulnerable Zone (NVZ)

The land falls within a NVZ which will limit the times of year fertiliser can be applied.

Flood Zone

The land predominantly falls within Flood Zone 2 meaning it has between a 0.1% and 1% annual chance of river flooding. Those areas adjacent to drainage ditches falling in Flood Zone 3 meaning it has 1% or greater annual chance of river flooding.

Sporting and Mineral Rights

These are included in the sale, in so far as they are owned.

Local Authority

North Yorkshire Council, County Hall, Northallerton, DL7 8AD
Phone: 0300 131 2131

Tenure

We have not had sight of the title deeds; however, we have been advised the property is freehold and vacant possession can be gained of the whole premises immediately.

What3words

Lot 1 - ///maybe.pesky.compress

Lot 2 - ///stack.mocked.inflation

Lot 3 - ///hounds.suspend.reduction

Lot 4 - ///tennis.regress.pounces

Lot 5 - ///asked.attitudes.interval & nets.confused.perplexed

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Method of Sale

The land is offered for sale by private treaty as a whole, or in five lots. The Vendor reserves the right to conclude the sale by any means.

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.

Anti-Money Laundering Regulations

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 Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Viewing and Registration

Strictly by appointment through the Selling Agents, Stephenson's Rural, only.

Please note if you have downloaded these particulars from our website, you must contact the office to register your interest, or you will not be included on future mailings regarding this sale.

Please also register at www.stephenson.co.uk for regular email updates.

Agent Contact

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Vendor's Solicitor

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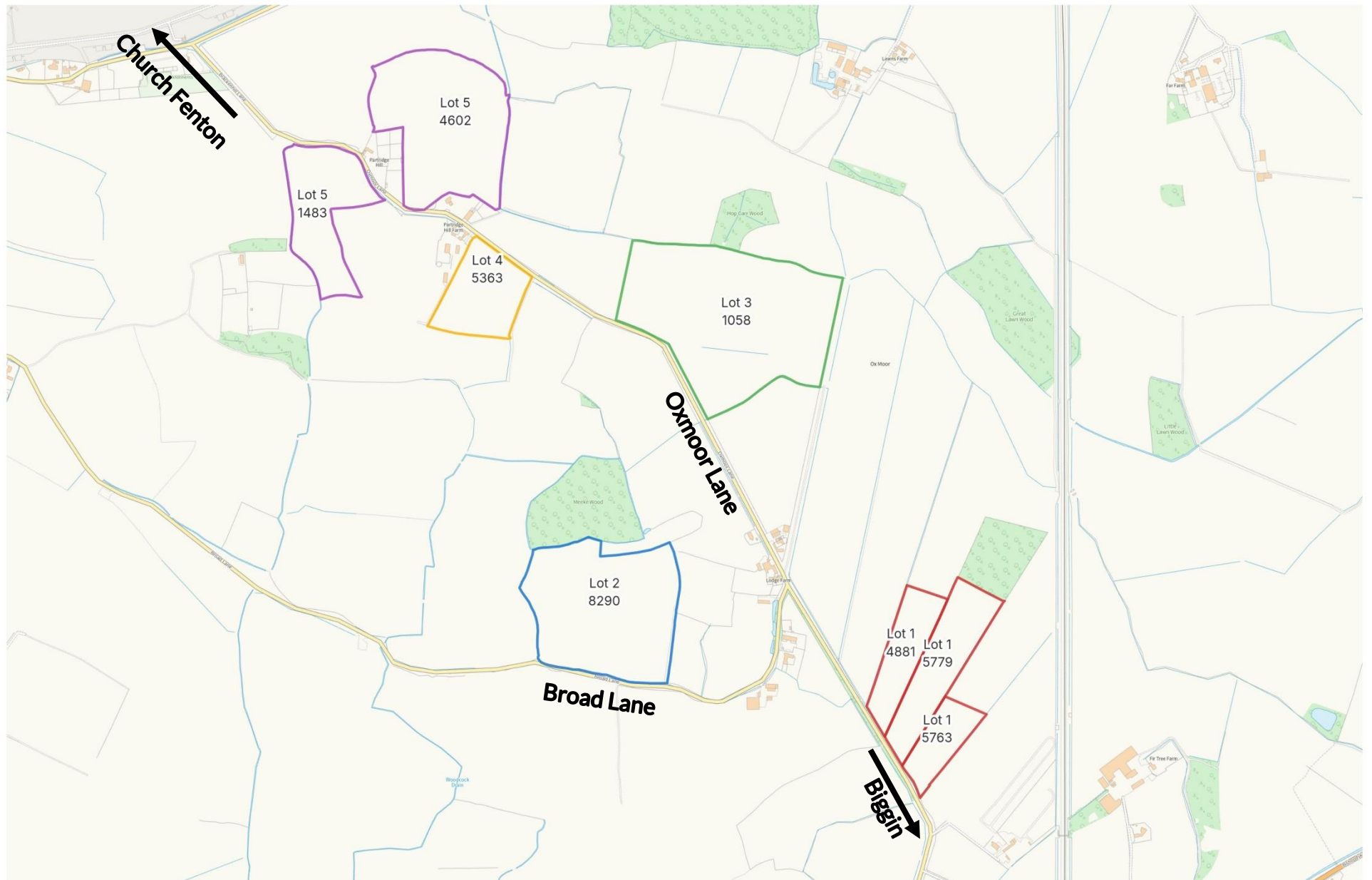
Date of Information

Particulars prepared & Photographs taken - April 2026

Reference - 23984/JC/MEF

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.



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200 m
 Scale 1:7500 (at A3)
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 Est. 1871

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