

CLUBLEYS



**143.48 Acres of Land at
Bossall, York YO60 7NX**
Offered as a Whole or in Two Lots



143.48 ACRES OF LAND BOSSALL, YORK YO60 7NX

LOCATION AND SITUATION

The land is situated in the heart of the Vale of York, immediately adjacent to the rural North Yorkshire hamlet of Bossall. Stamford bridge lies four miles to the south and offers a range of services, including Primary School, Village Hall, Public House and Post Office. York is located ten miles to the southwest, with Malton ten miles to the northeast.

DESCRIPTION

The land extends in total to 143.48 acres (58.07Ha), or thereabouts, and comprises a ring fenced block of agricultural land with frontage onto the River Derwent. The land is available in two lots, being 69.08 and 74.41 acres respectively. Both Lots contain an extent of small, mature shelterbelt woodland.

Lot 1 is shown edged in red, on the Sale Plan, whilst Lot 2 is shown edged in blue on the Sale Plan.


The soil type is Dunkeswick series, being a slowly permeable fine loamy and fine loamy over clayey soil, suitable for grassland and arable cropping. Upon inspection, the soils are predominantly lighter than the maps and descriptions suggest, with areas of greater proportions of sand. The land is all under-drained and copies of the drainage plans are available upon request. The land is also classified as predominantly Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.

ACCESS

Lot 1 has road frontage to and access from the local authority maintained Bossall to Buttercrambe road as well as the road running southeast from Kissthorn Farm to Buttercrambe. Access to parcels 7612, 5129 and 6430 is taken via internal tracks.

Lot 2 has road frontage to and access from the Bossall to Buttercrambe road. Access to parcels 7535 and 7112 is taken via internal tracks.





TENURE

The land is offered freehold with the benefit of vacant possession on completion.

SERVICES

There are no services connected to the property.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register, however, no BPS Entitlements are included within the sale. The Vendor will receive and retain any future Basic Payment delinked payments on the land.

ENVIRONMENTAL SCHEMES

Parcels 5501, 8733 and 7612 are currently entered into a Mid Tier Countryside Stewardship Scheme.

The arable land is also currently entered into the Arable and Horticultural Soils Intermediate level of the Sustainable Farming Incentive.

A copy of the agreements can be made available upon request.

NITRATE VULNERABLE ZONES

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.



SPORTING & MINERAL RIGHTS

Sporting and fishing rights, in so far as they are owned, are included in the sale.

Mineral Rights are excluded and are reserved to a previous owner.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements or Rights of Way which affect the property, however, the land is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

RESTRICTIONS ON USE

Use is restricted to Agriculture including sporting, open field horticulture, equestrian and forestry.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor or the selling agents will be responsible for defining boundaries nor their ownership.

LOCAL AUTHORITY

North Yorkshire Council



INGOING VALUATION

The Purchaser will be required to pay an additional sum for any cultivations or crops which have been established prior to completion and are unable to be harvested post completion.

This will be valued in accordance with CAAV guidance.

METHOD OF SALE

The property is offered for sale by Private Treaty, as a whole or in two lots. The Vendor reserves the right to conclude the sale by any means.

GUIDE PRICE

As A Whole (143.48 acres) - £1,130,000

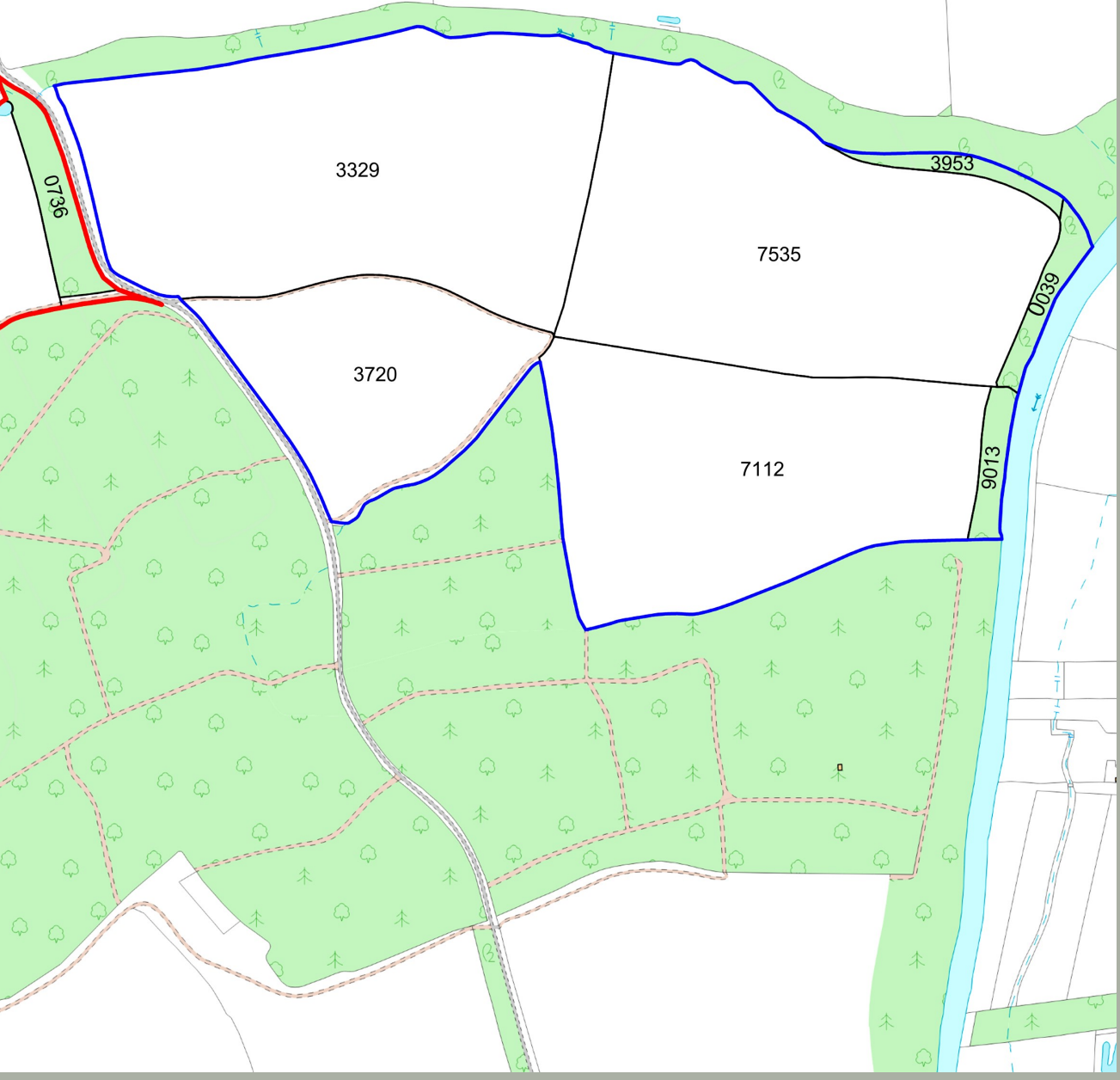
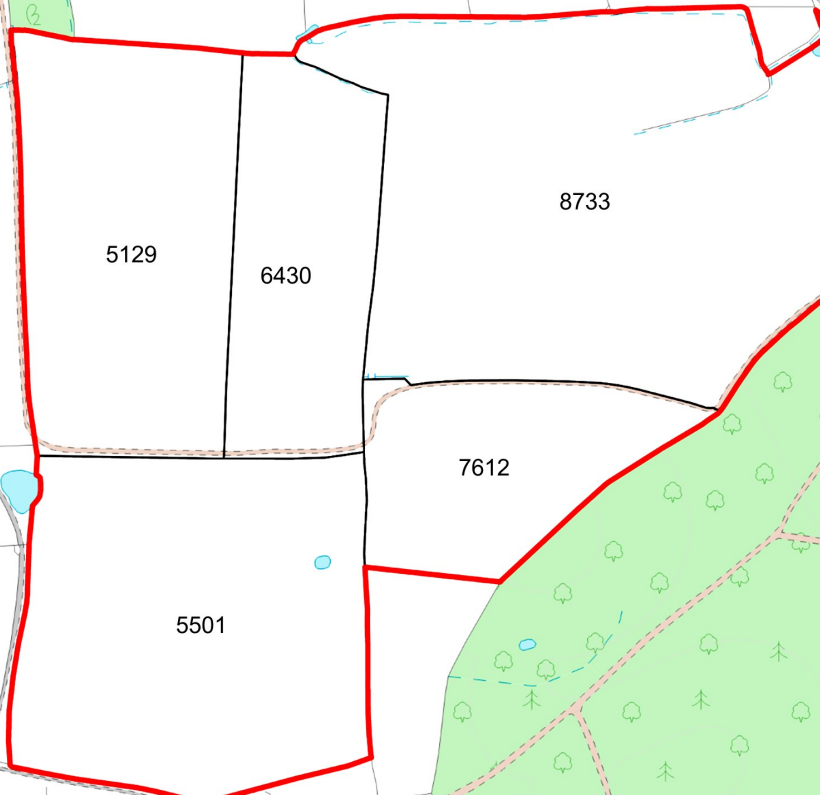
Lot 1 (69.08 acres) - £545,000

Lot 2 (74.41 acres) - £585,000

VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.

PLAN



5129

6430

8733

7612

5501

0736

3329

3720

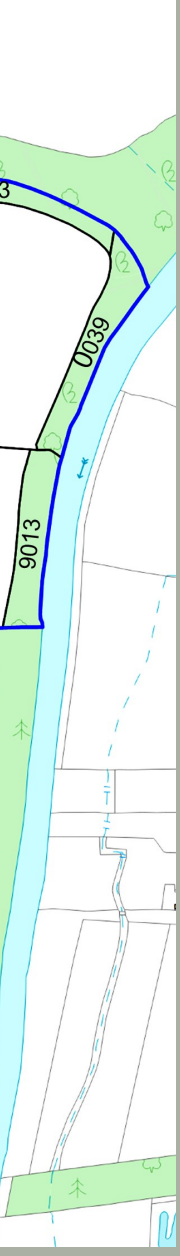
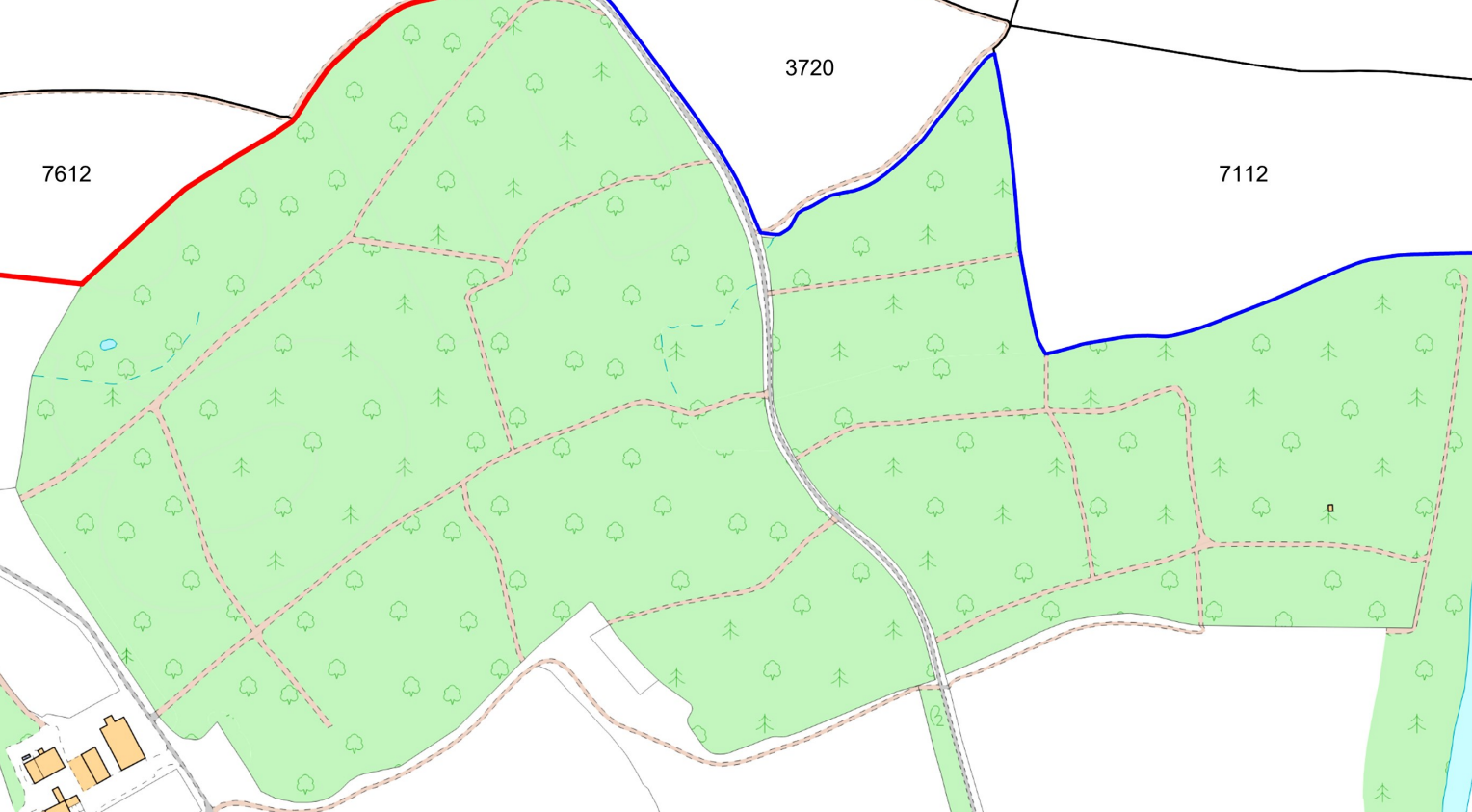
7535

7112

3953

U039

9013



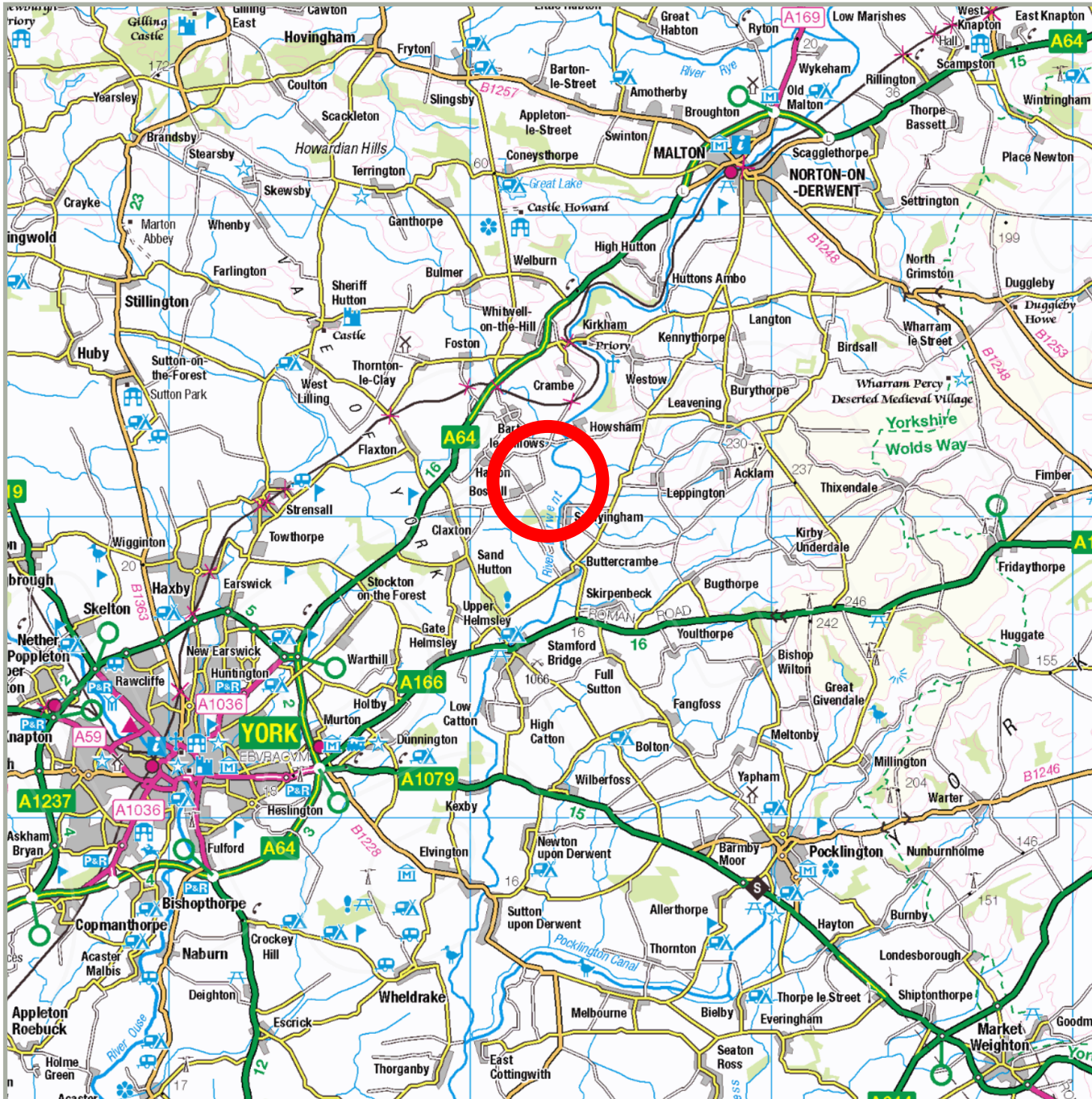
SCHEDULE OF AREAS AND PREVIOUS CROPPING

Lot 1	OS Sheet Number	NG Field Number	Ha	Ac	2017	2018	2019	2020	2021	2022	2023
	SE7160	5129	4.99	12.34	Winter Wheat	Maize	Rye	Spring Oats	Winter Wheat	Winter Barley	Spring Beans
	SE7160	5501	6.43	15.89	Winter Barley	Oil Seed Rape	Winter Wheat	Potatoes	Winter Wheat	Winter Oats	Winter Wheat
	SE7160	6430	3.16	7.82	Spring Beans	Potatoes	Winter Wheat	Winter Rye	Sugar Beet	Maize	Maize
	SE7160	7612	2.76	6.82	Temporary Grass	Temporary Grass	Winter Wheat	Potatoes	Winter Rye	Spring Oats	Maize
	SE7160	8733	9.93	24.53	Winter Barley	Maize	Rye	Potatoes	Winter Wheat	Spring Barley	Temporary Grass
	SE7260	0736	0.63	1.55	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
	Access Track		0.05	0.12							
Sub Total		27.95	69.08								

Lot 2	OS Sheet Number	NG Field Number	Ha	Ac	2017	2018	2019	2020	2021	2022	2023
	SE7260	3339	9.54	23.58	Miscanthus	Miscanthus	Miscanthus	Temporary Grass	Spring Beans	Winter Rye	Winter Oats
	SE7260	3720	3.92	9.67	Miscanthus	Miscanthus	Miscanthus	Temporary Grass	Spring Beans	Winter Rye	Winter Oats
	SE7260	3953	0.27	0.68	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
	SE7260	7112	7.11	17.56	Miscanthus	Miscanthus	Miscanthus	Temporary Grass	Spring Barley	Winter Barley	Winter Oats
	SE7260	7535	8.58	21.19	Miscanthus	Miscanthus	Miscanthus	Miscanthus	Spring Beans	Spring Beans	Winter Oats
	SE7260	9013	0.33	0.81	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
	SE7360	0039	0.37	0.91	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland
Sub Total		30.11	74.41								

Total 58.07 143.48

LOCATION PLAN



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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York

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CAAV



RICS®



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