

CLUBLEYS

0.90 Acres of Land off Storking Lane

Wilberfoss, York, YO41 5QA

For Sale by Informal Tender - Offers in Excess of £15,000



THE LOCATION

The land is located to the north of the village of Wilberfoss, approximately 3 miles south west of Stamford Bridge, 4 miles north west of Pocklington, and 8 miles east of York.

THE PROPERTY

The land comprises a grass field parcel extending to 0.90 acres (0.36 hectares) in total, which benefits from road frontage onto Storking Lane.

The land is bounded by Foss Beck to the east and south and benefits from hedgerow boundaries along the roadside and to the north.

The land is classified as Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.

The land is currently classified as agricultural land but could be suitable for other amenity or leisure uses subject to obtaining any necessary consents.

ACCESS

The land has frontage to and access from Storking Lane.

SERVICES

We are not aware of any services connected to the property.

TENURE

Freehold with Vacant Possession.

DESIGNATIONS

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

SPORTING & MINERAL RIGHTS

Sporting rights and mineral rights insofar as they are owned are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Rights of Way, Wayleaves or Easements which affect the land. However, the land is sold subject to and with the benefit of all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

METHOD OF SALE

The land is offered for sale by Informal Tender, with a tender deadline of 12 noon on Thursday 3rd April 2025.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - 0.90 Acres of Land at Wilberfoss' before the Tender deadline or as an attachment to an email addressed to c.martinson@clubleys.com headed 'Tender - 0.90 Acres of Land at Wilberfoss'.

GUIDE PRICE

The land has a guide price of offers in excess of £15,000.

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.

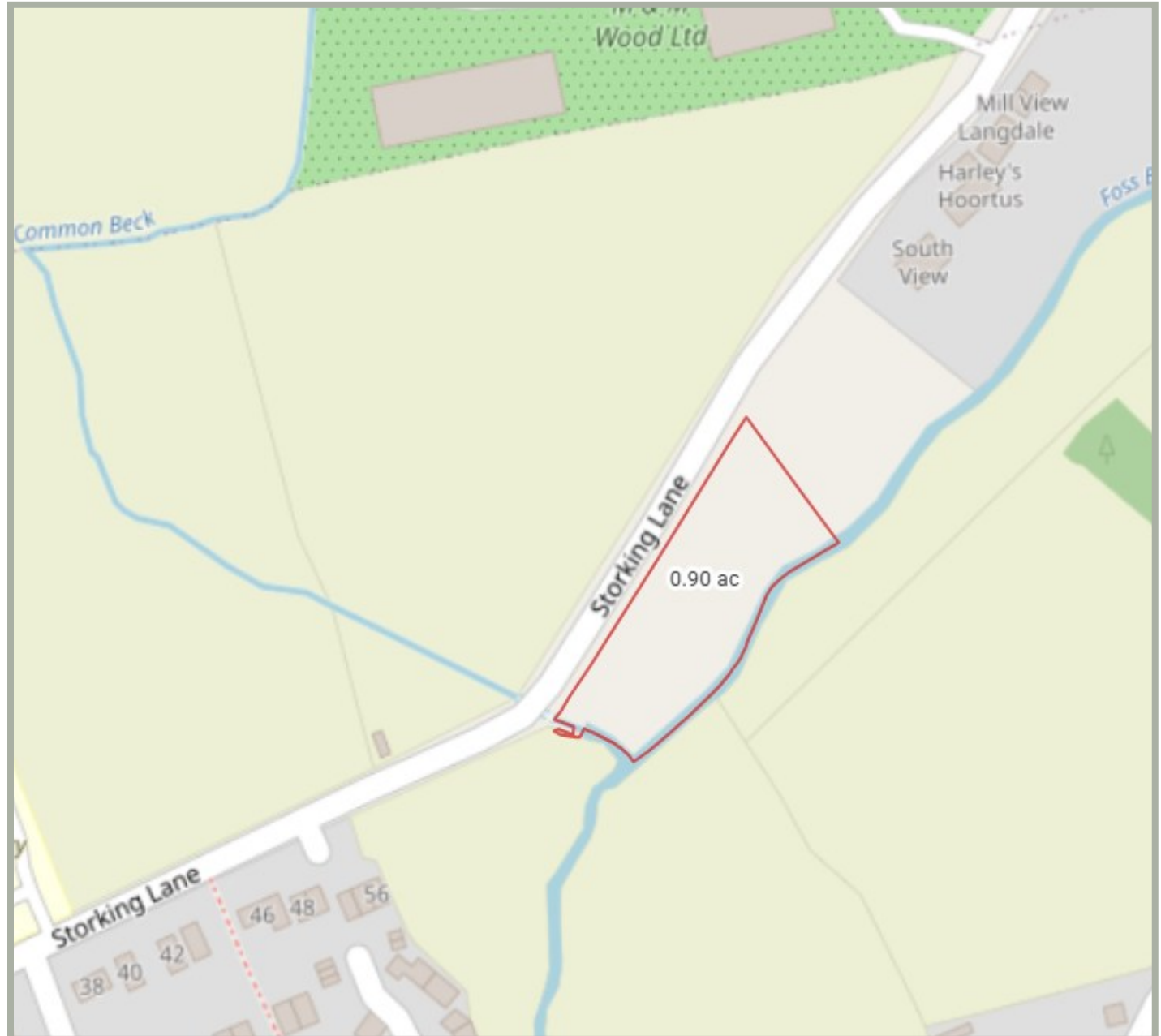
VAT

Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable by the Purchaser.

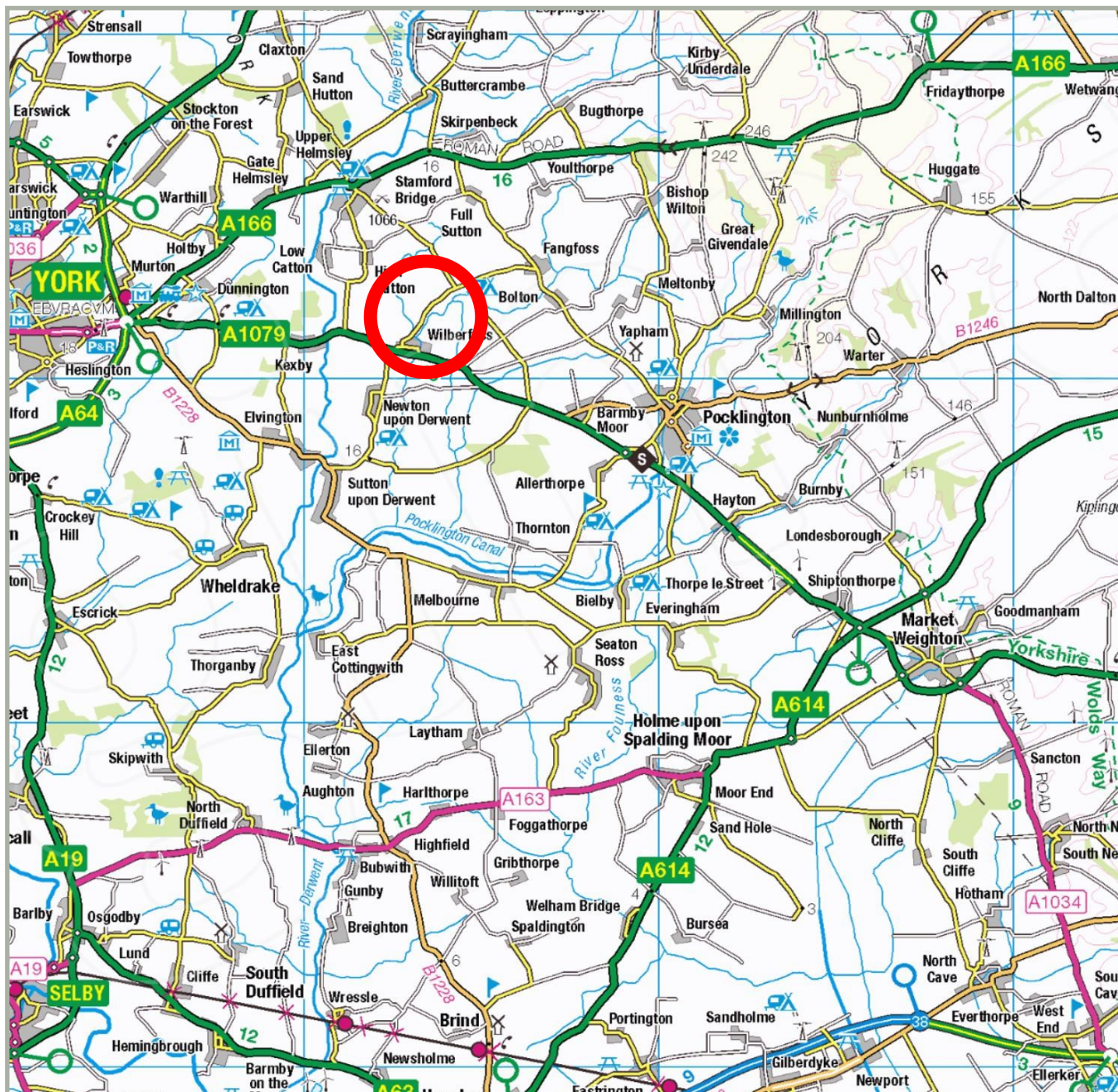




SALE PLAN



LOCATION PLAN



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60-64 Market Place
Market Weighton
York

YO43 3AL

01430 874000

agriculture@clubleys.com

www.clubleys.com



CAAV



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