



**5.93 Acres of Land, Off Main Street,
York, Bielby, YO42 4JL
For Sale By Informal Tender £75,000**



The land comprises a grass field parcel extending to 5.93 acres (2.40 hectares) in total and benefits from a mixture of mature hedgerow, ditch and fenced boundaries.
The land is classified as Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.



Tenure: Freehold
BAND:

THE LOCATION

The land is located to the southwest of the village of Bielby, approximately 6 miles west of Market Weighton, 5 miles south of Pocklington, and 16 miles south east of York.

THE PROPERTY

The land comprises a grass field parcel extending to 5.93 acres (2.40hectares) in total and benefits from a mixture of mature hedgerow, ditch and fenced boundaries.

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

ACCESS

The land is accessed over a right of way from Main Street.

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.

RESERVED RIGHTS

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

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.

METHOD OF SALE

The land is offered for sale by Informal Tender, with a tender deadline of 12 noon on Thursday 8th May 2025.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - 5.93 Acres of Land at Bielby' before the Tender deadline or as an attachment to an email addressed to e.raine@clubleys.com headed 'Tender - 5.93 Acres of Land at Bielby'.

GUIDE PRICE

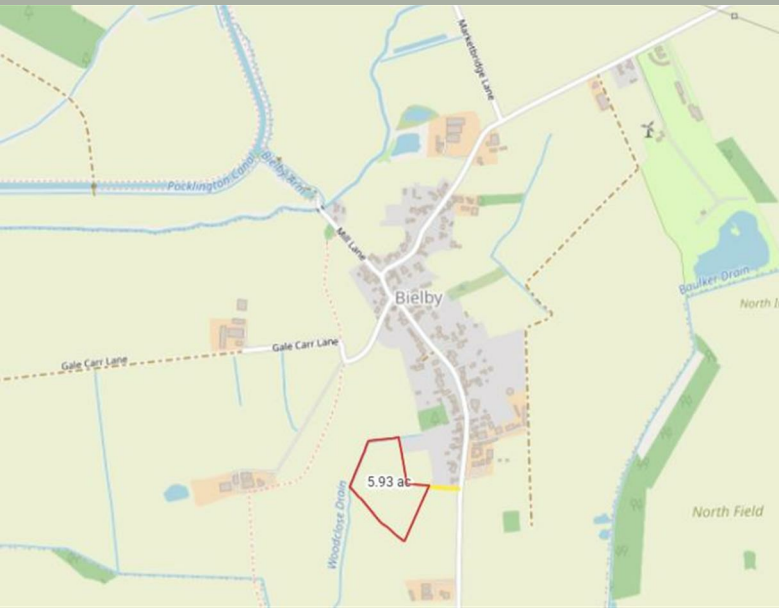
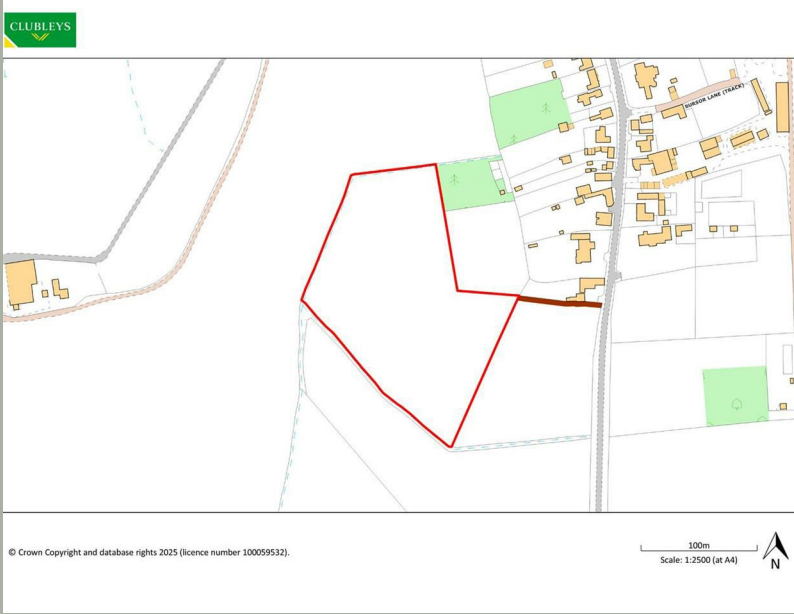
The land is offered with a guide price of £75,000.

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.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

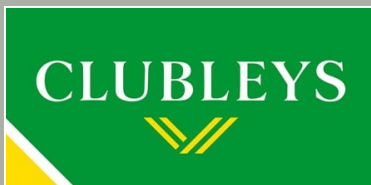
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.