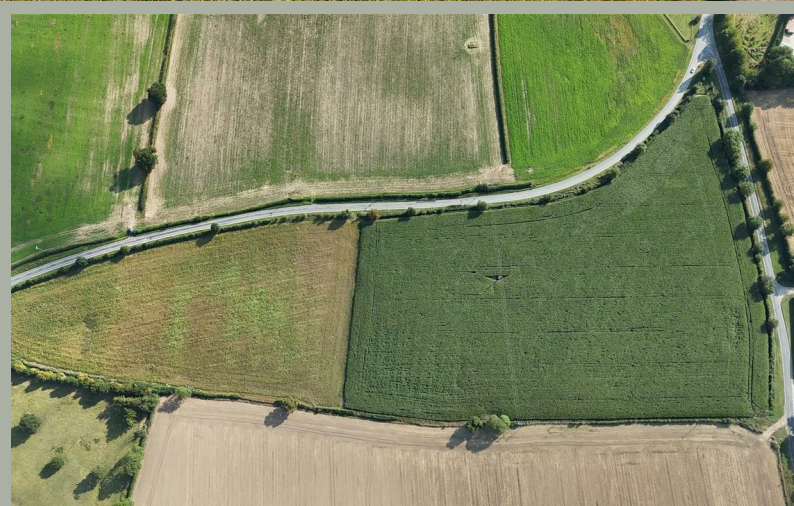


19.77 Acres of Land off, Wheldrake Lane, York, Wheldrake, YO19 6BQ Offers In Excess Of £195,000

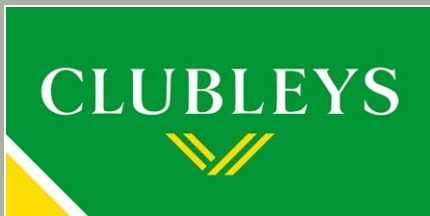


The land comprises a single field extending to 19.77 acres (8.00 hectares) in total and benefits from road frontage to two sides. The field has hedgerow and mature tree boundaries to all sides.

The land furthest south is classified as Grade 2 on the DEFRA Provisional Agricultural Land Classification maps, and the land furthest north is classified as Grade 3.

The land furthest south is Bishampton 1 Soil Series, a deep fine loamy soils with slowly permeable subsoils, whilst the land furthest north is Foggathorpe 2 soil series, a slowly permeable stoneless clayey and fine loamy over clayey soils. Both Soil Series are suitable for cereals and grassland.

The land is currently cropped with maize to the south and a winter bird seed cover to the north.



Tenure: Freehold
BAND:

LOCATION

The land is located approximately ½ mile west of the village of Wheldrake, approximately 8 miles south west of the Market Town of Pocklington, and 7 miles south east of the City of York.

DESCRIPTION

The land comprises a single field extending to 19.77 acres (8.00 hectares) in total and benefits from road frontage to two sides. The field has hedgerow and mature tree boundaries to all sides.

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The land is currently cropped with maize to the south and a winter bird seed cover to the north.

ACCESS

The land has frontage to and access from both Wheldrake Lane and Crockey Hill Road.

SERVICES

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

DESIGNATIONS

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

AGRI-ENVIRONMENT SCHEMES

We are aware the land is currently included in a Sustainable Farming Incentive Agreement, however the parcel will be removed from the agreement upon completion of the sale.

RESERVED RIGHTS

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

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 aware of one telegraph pole located upon the property and assume that there is a wayleave agreement in place for these, however we have not had sight of the agreement.

We are not aware of any other Wayleaves, Easements or Rights of Way which affect the property 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.

TENURE

Freehold with Vacant Possession.

METHOD OF SALE

The land is offered for sale by Informal Tender with a deadline for offers of 12 noon on Thursday 18th September 2025.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - 19.77 Acres Land at Wheldrake' before the Tender deadline or as an attachment to an email addressed to c.martinson@clubleys.com headed 'Tender - 19.77 Acres Land at Wheldrake'.

GUIDE PRICE

The land is offered for sale by Tender with a guide of Offers in Excess of £195,000.

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.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

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

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.

MATERIAL INFORMATION

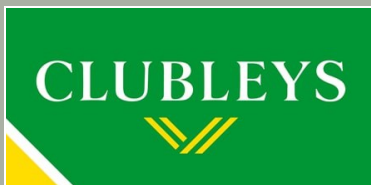
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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.



60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000
mw@clubleys.com
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.