



**32.36 acres of Arable Land at Sherburn-in-Elmet, Leeds
Available as a Whole or in 2 Lots**



32.36 acres of strategically located productive arable land available as a whole or in 2 lots at Bishopdyke Road, Sherburn-in-Elmet, Leeds

Lot 1 – Offers over £100,000

Lot 2 – Offers over £225,000

Location

The land is situated approximately 2 miles east of Sherburn-in-Elmet and the A162. To the east, the nearest village is Biggin, being approximately 2 miles. The land sits opposite the Industrial Estate on Bishopdyke Road.

Description

The level land comprises four arable fields extending in total to approximately 32.36 acres (13.09 hectares) of Grade 3 arable land. The land is well-suited for modern agricultural machinery and lies within the Foggathorpe 2 series.

Lot 1 extends to approximately 10.18 acres (4.12 hectares). This arable parcel is accessed off Bishopdyke Road.

Lot 2 extends to 22.18 acres (8.97 hectares) comprising three arable parcels accessed off Bishopdyke Road.

Services

We are unaware of any services to the land.

Access

The land is accessed directly from Bishopdyke Road or using internal farm tracks.

Entry to the Land

The Purchaser is to be given entry to the Land following the completion of the 2023 harvest.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are unaware of any wayleaves or easements crossing the land.

Public Rights of Way

A public footpath runs along the eastern boundary of field 7388.

Basic Payment Scheme (BPS)

The land is registered for BPS but the entitlements are not available.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

Selby District Council, Civic Centre, Doncaster Road, Selby YO8 9FT. t: 01757 705101

Overage

The sale is subject to an overage clause on field 1169 for a period of 25 years whereby 40% of the uplift in value is reserved to the vendors in the event of Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

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.

Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

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

Vendor's Solicitor

Elmhirst Parker, The Abbey Yard, Selby, North Yorkshire, YO8 4PX
t: 01977 682219 (Sherburn-in-Elmet) or 01757 703895 (Selby)

Agent Contacts

For further information please contact:

Mary Foster BSc (Hons)

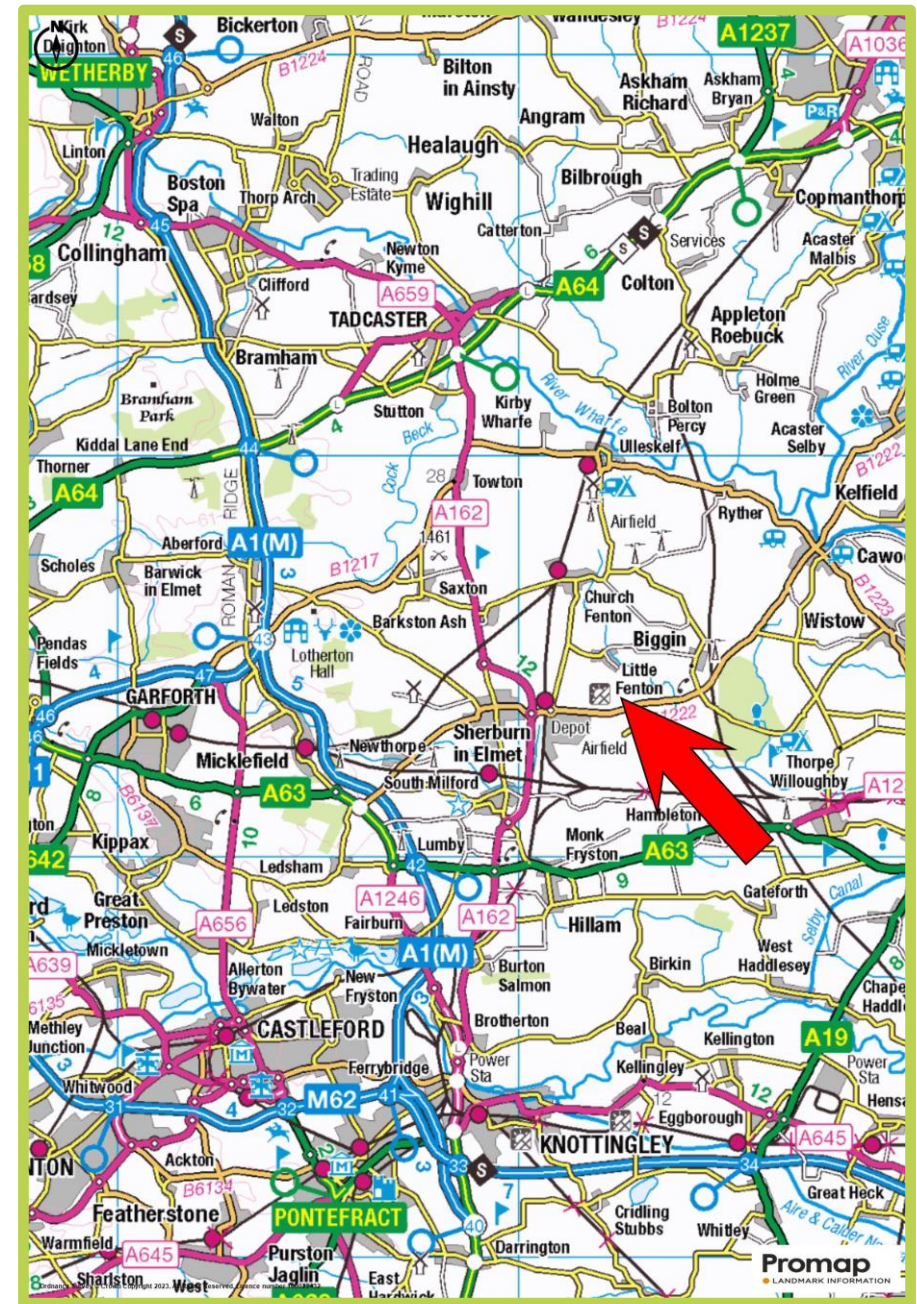
M: 07896 161016 e: mary.foster@stephenson.co.uk

Johnny Cordingley MRICS FAAV

M: 07792 427232 e: jc@stephenson.co.uk

Land Schedule

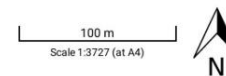
Lot	NG Ref	Description	Area	
			Ac	Ha
Lot 1	1169	Arable	10.18	4.12
Lot 1 Total:			10.18 ac	4.12 ha
Lot 2	6189	Arable	11.71	4.74
	5974	Arable	5.86	2.37
	7388	Arable	4.61	1.86
Lot 2 Total:			22.18 ac	8.97 ha
Total:			32.36 ac	13.09 ha





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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. Stephensons 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 Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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