

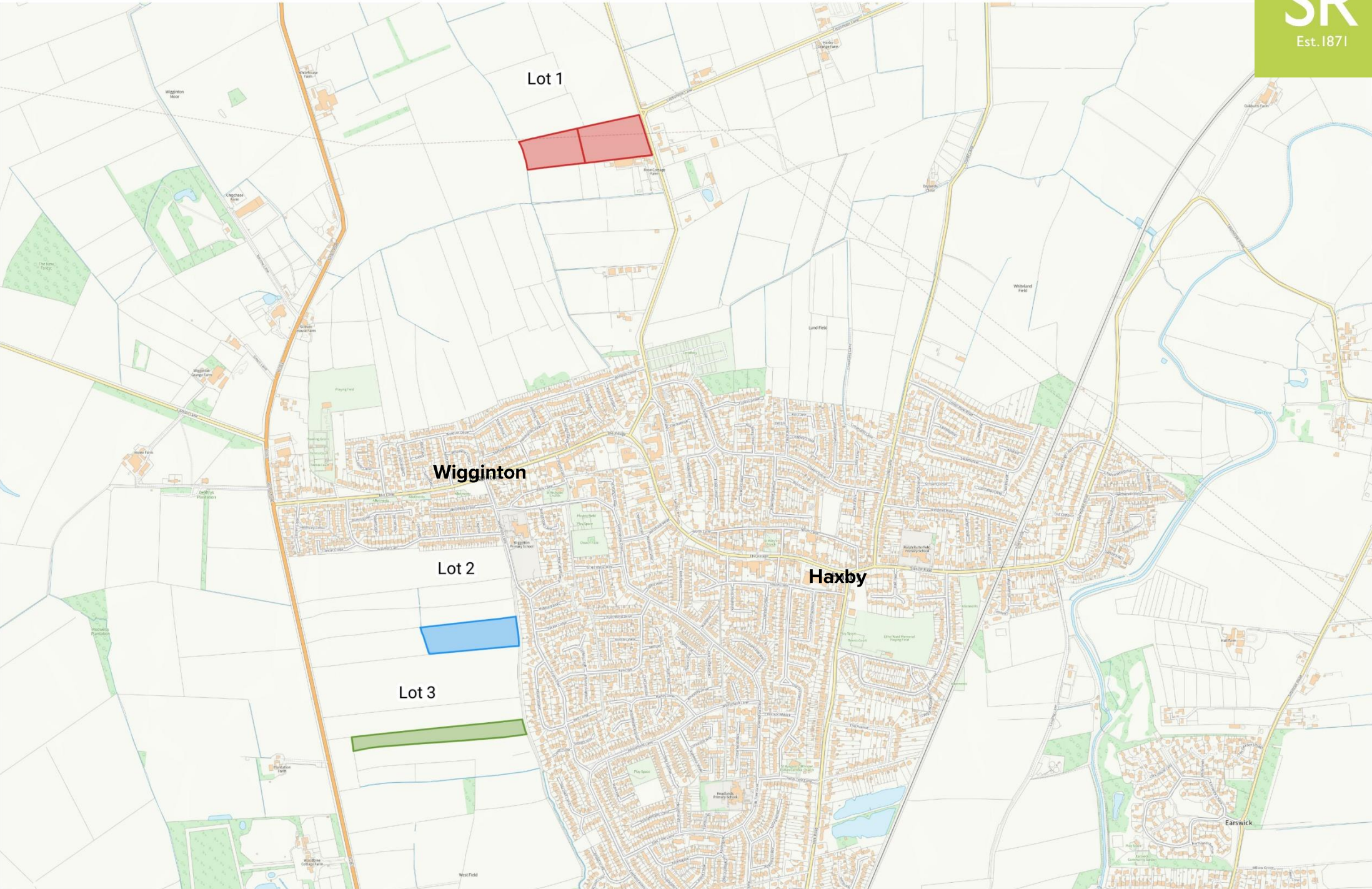


20.99 acres (8.5 hectares) of Land at Wigginton & Haxby, York, available in 3 lots

StephensonsRural

SR  
Est. 1871









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### Solicitors

Ware & Kay LLP Solicitors  
Sentinal House  
Peasholme Green  
York  
YO1 7PP



StephensonsRural

## 20.99 acres of land at Wigginton and Haxby, York

An opportunity to acquire 20.99 acres of arable land strategically located between the village of Wigginton and Haxby, on the outskirts of York.

The land is available as a whole or in 3 lots as set out below:

**Lot 1** – 9.74 acres of arable land across two parcels off Moor Lane to the north of Haxby.

**Guide Price £120,000 (One hundred and twenty thousand pounds)**

**Lot 2** – 5.82 acres of arable land at Westfield Lane, just south of Wigginton.

**Guide Price £70,000 (Seventy thousand pounds)**

**Lot 3** – 5.43 acres of arable land south of Lot 2 off Westfield Lane.

**Guide Price £65,000 (Sixty-five thousand pounds)**



**LOT 1 – 9.74 acres of arable land (edged and shaded red)**

NG Ref	Description	Area	
		Ha	Ac
2048	Arable	2.26	5.58
0245	Arable	1.69	4.61
<b>Total:</b>		<b>3.94 ha</b>	<b>9.74 ac</b>

Two parcels of Grade 3 arable land approximately 0.4 miles north of Haxby. The land has road frontage along its eastern boundary onto Moor Lane, an adopted highway. Currently overwintered stubble the land is productive and is capable of growing cereal and root crops.

**What3Words:** ///dinosaur.euphoric.according

**LOT 2 – 5.82 acres of arable land (edged and shaded blue)**

Ref	Description	Area	
		Ha	Ac
7700	Arable	2.36	5.82
<b>Total:</b>		<b>2.36 ha</b>	<b>5.82 ac</b>

A single parcel of Grade 3 arable land to the south of Wigginton. The land is accessed from its eastern boundary by a private track, known as Westfield Track, leading south directly off Westfield Lane. Currently in Winter Wheat, a productive block capable of growing cereal crops.

**What3Words:** ///rockets.helps.bolsters

**LOT 3 – 5.43 acres of land (edged and shaded green)**

NG Ref	Description	Area	
		Ha	Ac
6970	Arable	2.20	5.43
<b>Total:</b>		<b>2.20 ha</b>	<b>5.43 ac</b>

A single parcel of Grade 3 arable land situated to the south of Lot 2, with access from its eastern boundary off Westfield Track. Currently in Winter Wheat, a productive field capable of growing cereal crops.

**What3Words:** ///photocopy.badge.derailed

**Tenure**

Freehold with vacant possession on completion.

**Entry to the Land**

The Purchaser is to be given entry to the Land forming Lot 1 on completion and after 11 October 2024 and Lot 2 & 3 on completion and after 1 October 2024.

**Services**

We are not aware of any services to the land.

**Wayleaves and Easements**

The land is sold subject to all wayleaves and easements whether mentioned in these sales particulars or not. There is a National Grid electricity tower in field 2048 and overhead wires over field 0245, forming a part of Lot 1.

**Rights of Way**

We are not aware of any public rights of way that cross the subject property. The property is sold subject to all rights of way whether mentioned in these sales particulars or not.

**Environmental Stewardship**

The land is not within an environmental scheme.

**Nitrate Vulnerable Zone (NVZ)**

We have checked the Environment Agency's NVZ map which shows the property lies within a Nitrate Vulnerable Zone.

**Sporting and Mineral Rights:**

These are included with the sale, so far as they are owned.

**Viewing and Registration:**

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](http://www.stephenson.co.uk) for regular email updates.

**Local Authority:**

City of York Council, West Offices, Station Rise, York  
Tel: 01904 551550



LOT 1



LOT 2



LOT 3

### Method of Sale

The Property is offered for sale by Private Treaty as three lots as identified on the sale plan. 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.

### 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.

### Vendor's Solicitor

Deborah Gilpin of Ware & Kay LLP, Sentinel House, Peasholme Green, York, YO1 7PP  
t: 01904 716 000 e: [deborah.gilpin@warekay.co.uk](mailto:deborah.gilpin@warekay.co.uk)

### Agent Contact

For further information please contact:

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t: 01904 489731

### Plans and Measurements

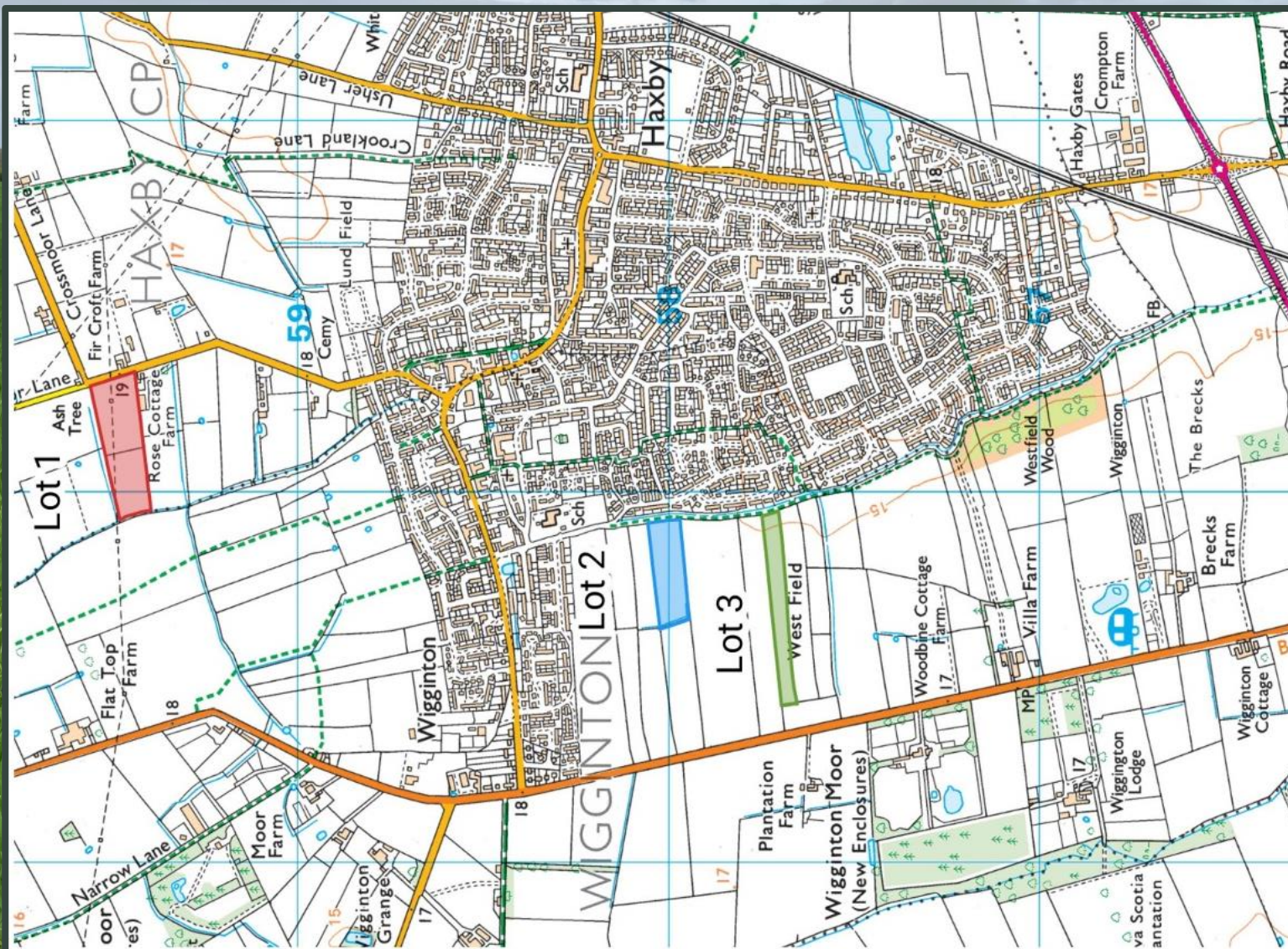
The plans, areas and measurements provided are for guidance only and are subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

### Overage

The sale of all three lots is subject to an overage clause for a period of 25 years whereby 50% of the uplift in value is reserved to the vendors in the event of Planning Permission being granted for any use other than agriculture or equestrian grazing.







**Consumer Protection from Unfair Trading Regulations 2008**

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



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