



110.14 Acres (44.57 Ha) of Grade 2 Arable Land at Barkston Ash, York

StephensonsRural

SR
Est. 1871



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Solicitors

Hartlaw LLP

63 St James St, Wetherby, LD22 6RS



StephensonsRural

110.14 Acres of Grade 2 Arable Land at Barkston Ash, York

An opportunity to acquire a productive block of arable land extending to 110.14 acres (44.57 ha) located to the west of Barkston Ash. The land is in a ring fence with access direct from the A162, Headwell Lane and Oldgate Lane.

Guide Price: £1,320,000



Location

The land is located off Headwell Lane, on the western edge of the village of Barkston Ash. The village is located approximately 2 miles north of Sherburn in Elmet, 9.5 miles East of Garforth and 5 miles south of Tadcaster.

Description

The land comprises of one productive block of arable land extending to 110.14 acres and is classified as Grade 2. The land falls within the Aberford Soil series, being shallow, well drained calcareous fine loamy soils over lime stone, suitable for cereals and root crops

What3words

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Tenure

Freehold with vacant possession on completion.

Access

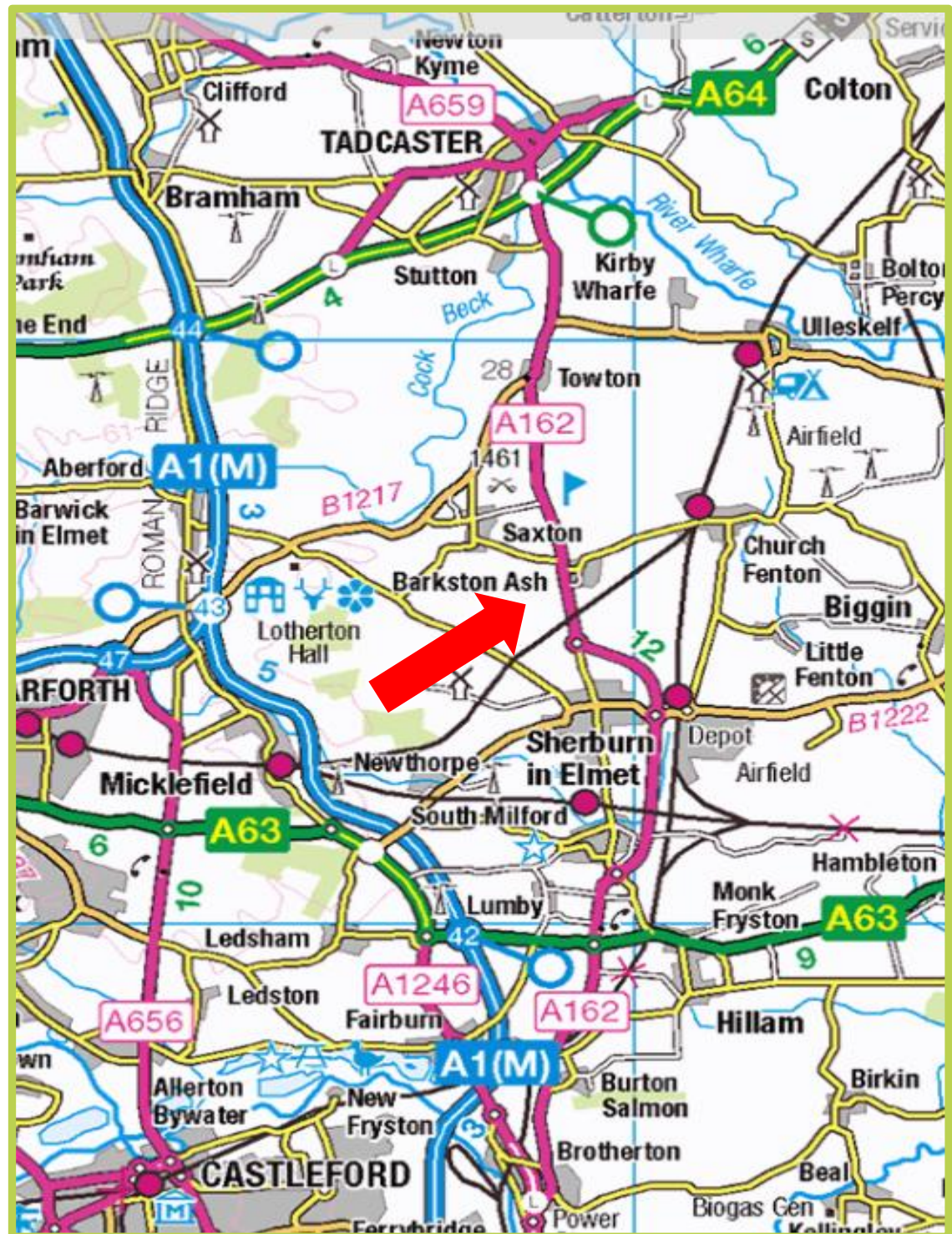
The land is accessed off the A162, Headwell Lane and Oldgate Lane.

Services

The land is not connected to water or electricity.

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.





Wayleaves and Easements

There is a gas pipe that runs to southwest field 8606 and northwest of field 1883.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these particulars or not. The vendors are not aware of any public rights of way crossing the land.

Environmental Stewardship

The land is not sold with any Environmental stewardship Schemes.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency plans and the land does fall within a Nitrate Vulnerable Zone.

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 for regular email updates.

Local Authority

North Yorkshire Council
Kingfisher Place, Brook St, Selby, YO8 4AL
Tel: 01609 535 636

Entry to the Land

The purchaser is to be given entry to the land either on completion or after harvest 2025.

Sporting and Mineral Rights

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



Land Schedule

Field No.	Description	Area	
		Ha	Ac
3116	Arable	13.29	32.84
7106	Arable	3.54	8.75
5093	Arable	5.92	14.63
5981	Arable	5.63	13.91
1883	Arable	7.93	19.60
8606	Arable	8.26	20.41
Total:		44.57	110.14

Cropping History

Field No.	2024	2023	2022
3116	Winter Wheat	22ac – Peas 10 ac – Potatoes	Spring Barley
7106	Winter Barley	Winter Barley	Winter Barley
5093	Winter Barley	Winter Barley	Winter Barley
5981	Pt Spring Barley Pt Potatoes	Winter Barley	Winter Barley
1883	Pt spring barley Pt Winter Barley	Pt Spring Barley Pt Winter Wheat	Pt Spring Barley Pt Potatoes
8606	Pt Spring Wheat Pt Peas	Winter Wheat	Winter Wheat

Method of Sale

The Property 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.

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

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Agent Contact

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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.

