



213.25 Acres of Arable Land at Everingham, York

StephensonsRural

SR  
Est. 1871





**213.25 Acres of  
productive land to  
the west of the  
village of  
Everingham, York**

**Available as a  
whole or in lots to  
suit purchasers**

**Offers over  
£10,000 per acre**

#### **Location**

The land is situated to the west of the village of Everingham in the East Riding of Yorkshire. Access is directly off the Everingham Road, 5 miles south of Pocklington and 15 miles east of York.

#### **Description**

A rare opportunity to acquire 213.25 acres of land in a ring fence in the Everingham area, south of Pocklington. The arable land extends in total to 199.08 acres with good frontage to the Everingham to Seaton Ross Road and the land is capable of growing good cereal and break crops.

There are 14.17 acres of woodland which complement its amenity and sporting attraction.

#### **Soil Type**

The land lies within the Everingham soil series which is described as a deep stoneless permeable fine sandy soil some with bleached subsurface horizon. Groundwater controlled by ditches and risk of wind erosion.

#### **Sporting & Mineral Rights**

These are included in the sale in so far as they are owned.

#### **Wayleaves & Easements**

There are overhead electricity poles serving Petersfield Farm homestead and crossing the land from East to West.

#### **Rights of Way**

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The vendors have a right of access up the Petersfield Farm Drive for which a contribution towards maintenance is payable.

A public footpath runs up the Petersfield Farm access drive off the Everingham Road and then splits behind the farmstead to travel east-west.

#### **Outgoings**

There is a drainage rate payable to the Ouse and Humber drainage Board which was £1,723.56 for 2024/25

#### **Environmental Schemes**

There are no environmental schemes on the land.

#### **Tenure**

Freehold and with vacant possession available on 30<sup>th</sup> August 2025 or after the current crops have been cleared.

#### **Services**

The Vendors are not aware of any services to the land apart from a mains water pipe serving Petersfield Farm homestead.

#### **Entry to the Land and Holdover**

The Purchasers will be given entry to the land following completion and the clearance of the 2025 harvest.

## Land Schedule and 2025 Cropping

NG Ref	2025 Cropping	Area	
		Ac	Ha
0246	Spring Barley	39.43	15.96
9287	Spring Barley	13.49	5.46
2185	Spring Barley	20.25	8.20
5403	Spring Barley	20.40	8.26
3814	Spring Barley	4.87	1.97
7915	Winter Wheat	12.40	5.02
6232	7ac Winter Wheat	11.83	4.79
	4.5 Spring Barley		
3055	Spring Barley	44.13	17.86
	Winter Wheat		
6060	Winter Wheat	32.28	13.06
	Peas		
6248	Flaspins Wood	1.85	0.75
4225	100 Acre Field Wood	5.51	2.23
0599	Petersfield Plantation	6.81	2.76
<b>Total:</b>		<b>213.25 Ac</b>	<b>86.32 Ha</b>

NG Ref	2024 Cropping	2023 Cropping	2022 Cropping
0246	Winter Wheat	Peas	Spring Barley
9287	Winter Wheat	HLS	HLS
2185	Peas	Spring Barley	Sugar Beet
5403	Winter Wheat	Sugar Beet	Winter Wheat
3814	Spring Barley	Sugar Beet	Spring Barley
7915	Peas	Winter Wheat	Winter Wheat
6232	Spring Barley	Maize	OSR
3055	Sugar Beet	Spring Barley	Winter Wheat
6060	Spring Barley	Winter Wheat	OSR
	Winter Wheat	Winter Wheat	OSR

## Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA

Tel: 01482 393939

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

## What3Words:

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## 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.

## 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.

## Method of Sale

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

## Guide Price & Lotting

The land is offered for sale as an entity but can be split to suit individual purchasers. Offers invited over £10,000 per acre.

## Vendor's Solicitor

Cowling Swift & Kitchin, 8 Blake Street, York, YO1 8XJ

## Agent Contacts

For further information please contact:

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Johnny Cordingley MRICS FAAV

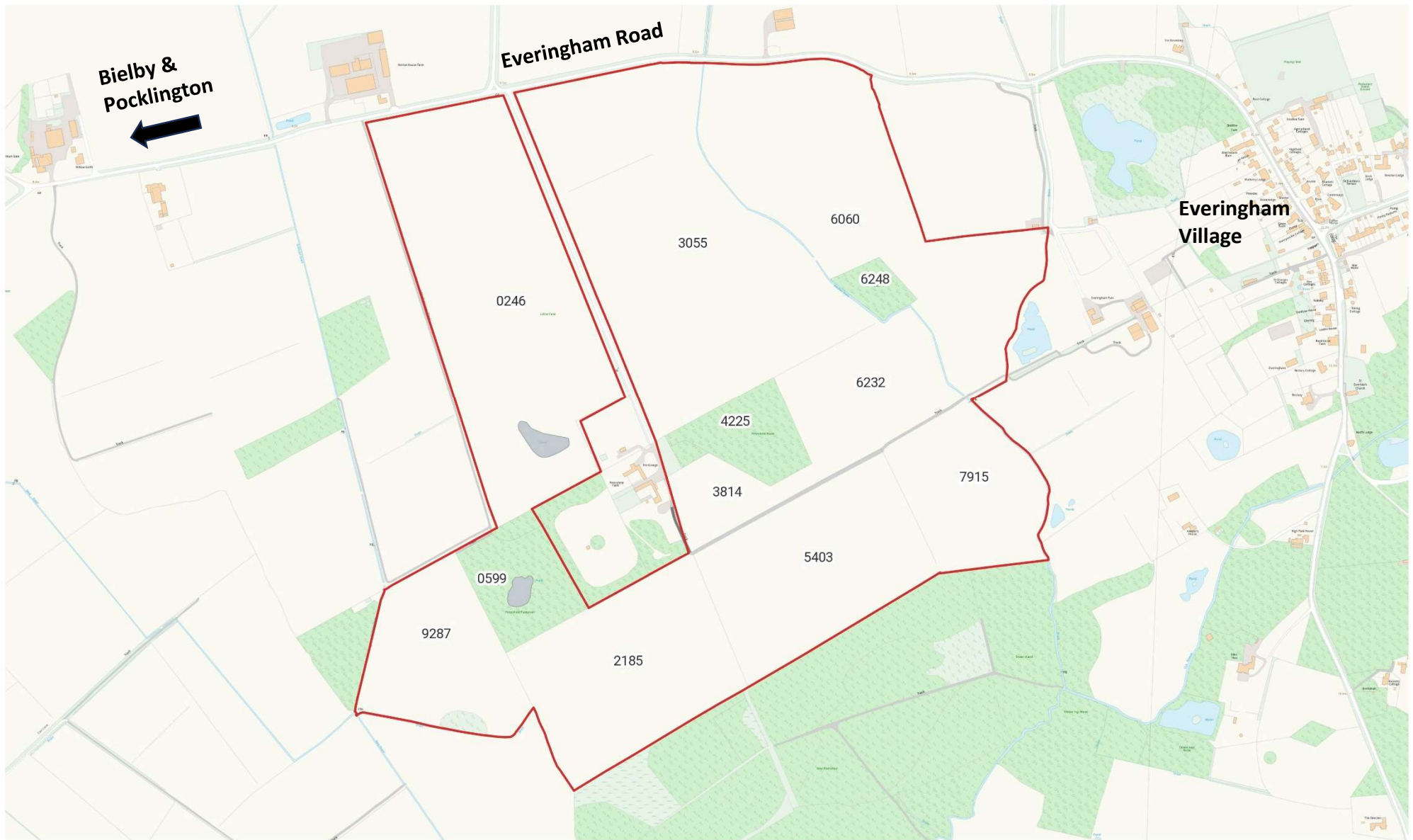
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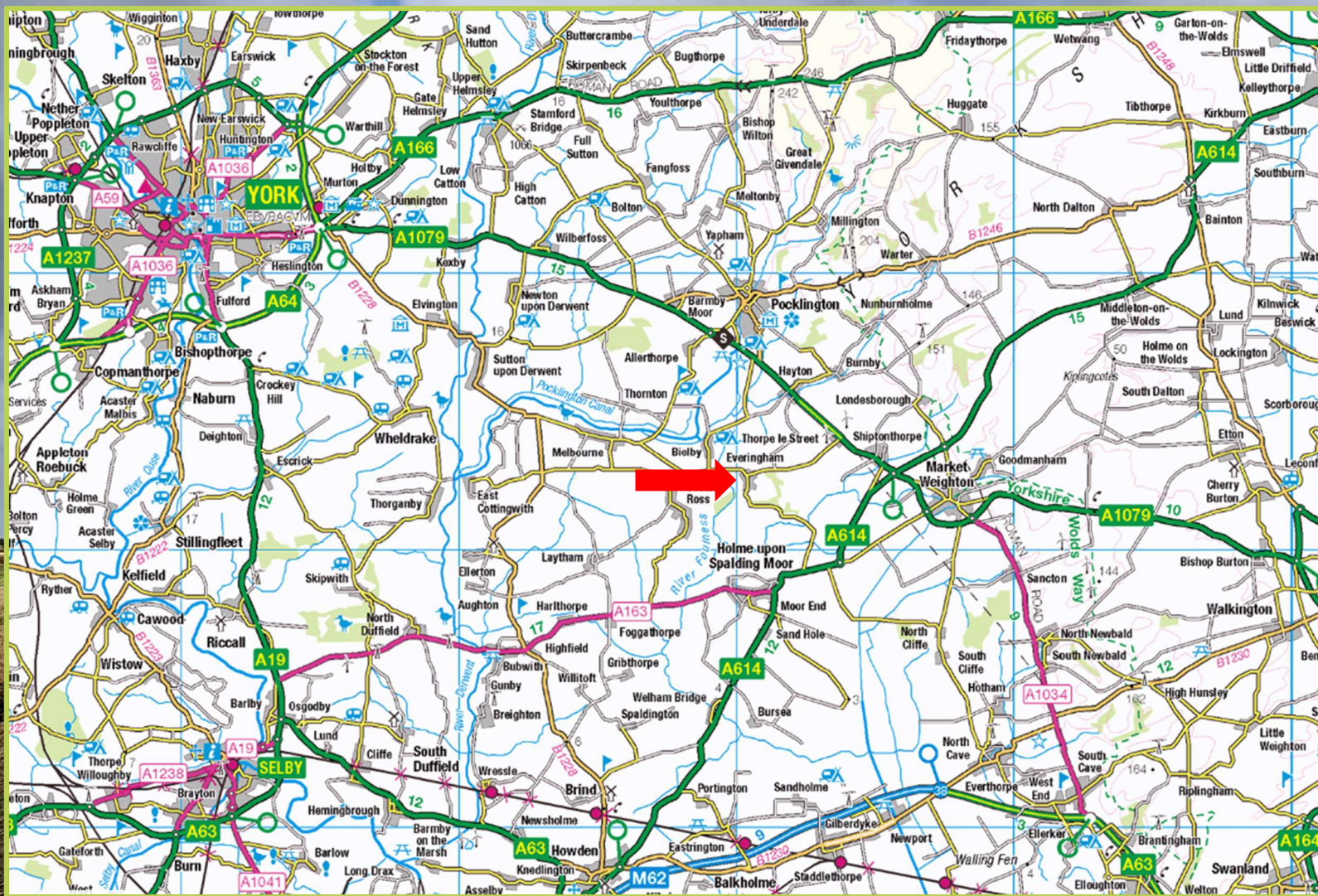












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