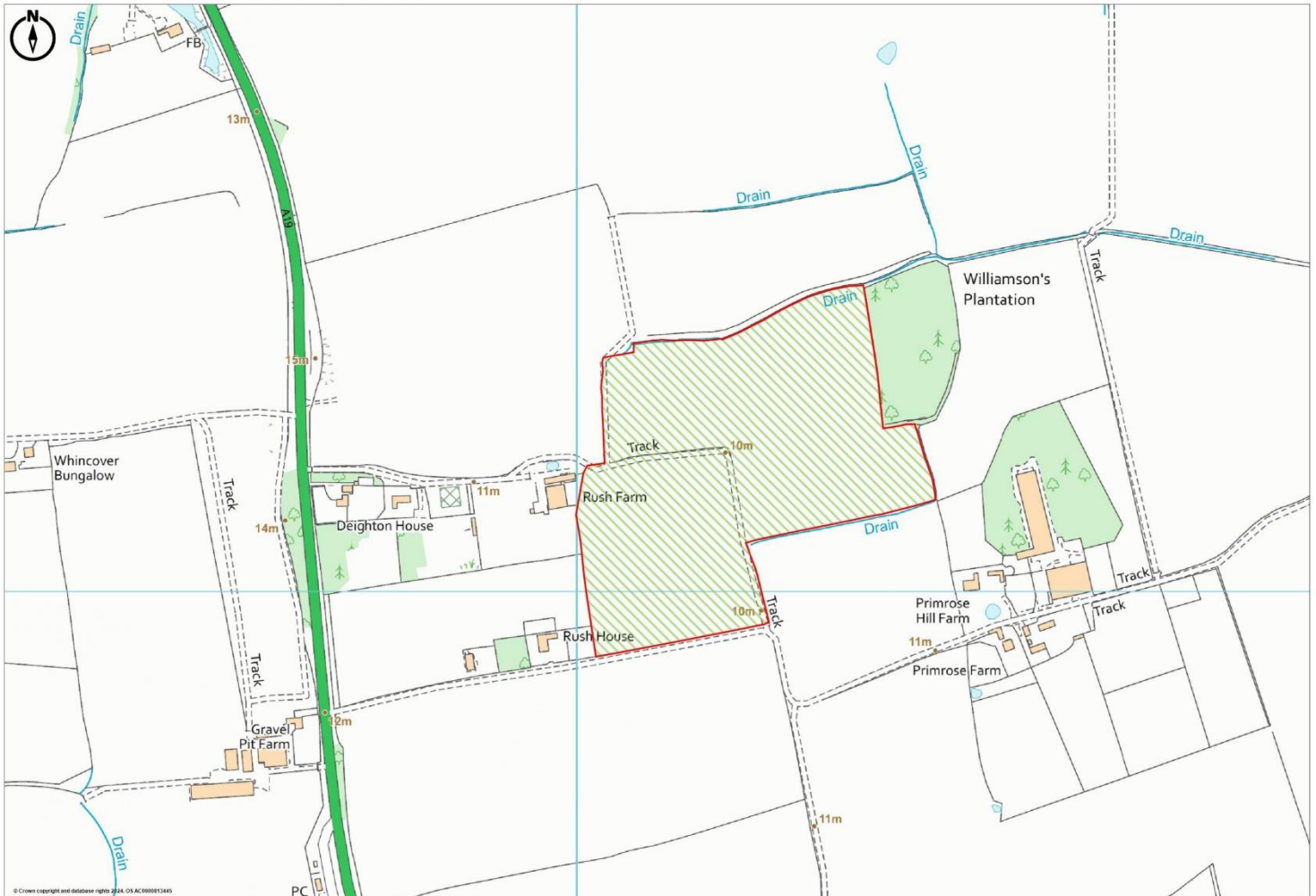


Land at Deighton



Promap
LANDMARK INFORMATION

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RM
English

27.57 acres (11.15 hectares) Productive arable land for sale

GUIDE PRICE £ 415,000

2 Railway Street, Pocklington, York YO42 2QZ

Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk

Associated offices at Market Weighton and York

LOCATION

The land is located approximately 0.5 miles north east of the village of Deighton, a small village 5 miles south of the City of York.

ACCESS

The land is accessed via a private track running to the north of Deighton Lodge, a further access has been used via a private track leading to Primrose Hill Farm. Both tracks lead onto the A19 trunk road linking York with Selby.

DESCRIPTION

27.57 acres of productive arable land. The soil type is Blackwood series, deep permeable sandy and coarse loamy soil, well suited to arable and horticultural crops. The land is easily worked Grade 2 land on the Agricultural Land Classification of England and Wales.

SCHEDULE OF LAND		
Field Number	Area (HA)	Area (ac)
SE6345 1004	4.02	9.93
SE6345 2521	6.94	17.15
Track	0.19	0.49

CROPPING

23/24 Winter Barley
22/23 Winter Wheat
21/22 Spring Beans

TENURE

Freehold, with vacant possession given on completion.

BOUNDARIES

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

SERVICES

There are no mains services to the land.

DRAINAGE

The land is drained and level and is in one block. Rates are payable to the Ouse and Derwent Drainage Board.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting, mineral and timber rights are included, insofar as they are owned.

RURAL LAND REGISTER

The land is registered on the Rural Land Register.

BASIC PAYMENT SCHEME

Basic payment was claimed over the land and delinked payments relating to the land will be retained by the vendor.

ENVIRONMENTAL SCHEMES

Countryside Stewardship – The land is in a Mid Tier Countryside Stewardship agreement for which the vendor will transfer all aspects off the land at completion of a sale.

VIEWING ARRANGEMENTS

The land can be viewed at any time during daylight hours with a set of these particulars in hand and whilst respecting the privacy of the surrounding properties. All viewing is undertaken at prospective purchasers own risk.

HOLDOVER

The vendor reserves the right to holdover and harvest the 2024 crop.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

CONTAMINATED LAND

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

METHOD OF SALE

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.