



88.04 Acres (35.63 Ha) of Prime Arable & Grassland Together  
With A Range of Agricultural Buildings at Norton-le-Clay, York



# 88.04 Acres (35.63 Ha) Approx of Prime Arable & Grassland together with a Range of Agricultural Buildings at Norton-le-Clay, York

## For Sale as a Whole or in 3 Lots

- **Lot 1: 8.15 Acres (3.30 Ha) Approx (shown edged Red)**
- **Lot 2: 2.57 Acres (1.04 Ha) Approx (shown edged Blue)**
- **Lot 3: 77.32 Acres (31.29 Ha) Approx (shown edged Green)**
- **Guide Price: £200,000**
- **Guide Price: £40,000**
- **Guide Price: £700,000**

### SITUATION

Norton-le-Clay 0.5 miles, Cundall 1 ¼ miles, Asenby 4 miles, A168 2 miles, Boroughbridge 3½ miles, Kirby Hill 3 miles (all distances are approximate).

The land is located to the east of the small rural hamlet of Norton-le-Clay which is well placed for the local market towns of Boroughbridge and Thirsk. The proximity to the A168 allows access to the wider regional road networks.

The land offers an exceptional opportunity to acquire a block of arable land together with amenity grassland and farm buildings which have the potential to further expand and develop, subject to obtaining planning permission.

The land is attractively situated in a picturesque rural area.

### **Lot 1: Buildings and Yard together with 8.15 Acres (3.30 Ha) of Pasture Land (edged red)**

Lot 1 comprises a good range of general farm buildings which are currently used for Bed & Breakfast pigs, together with a muck

store and a WW2 communications building and associated wooden pylons.

The grassland extends to 8.15 Acres (3.30Ha) approx. and is well fenced.

### **Farm Buildings**

The farm buildings comprise a general purpose livestock building (120ft x 80ft) which is currently used for Bed & Breakfast Pigs together with a muck store (65ft x 50ft), covered handling yard and a former WW2 concrete cast building. Please see plan of the farm buildings. It should be noted that the farm yard manure store and the handling yard were constructed under the Countryside Stewardship Scheme .

### **Lot 2: 2.57 Acres (1.04 Ha) Approx (edged blue)**

Lot 2 comprises a grass paddock close to the village of Norton-le-Clay. The paddock is well fenced and has excellent roadside frontage onto the council-maintained road. The paddock is ideal for equestrian purposes or in addition to existing holdings.

### **Lot 3: 77.32 Acres (31.29 Ha) Approx (edged green)**

Lot 3 comprises a parcel of land with excellent roadside frontage. The land is in parts under drained. The land is currently all sown to Beowulf winter wheat and found in a compact block. It is capable for growing a range of high yielding cereal crops as well as potatoes. It also has a 12 meter grass margin which was established in 2025.

The land has been well farmed and is in excellent condition. It is used to grow a range of high yielding crops.

### **Previous Cropping History**

2026	Winter Wheat
2025	Fallow
2024	Winter Barley
2023	Winter Barley
2022	Winter Wheat

### **GENERAL REMARKS & STIPULATIONS**

#### **TENURE**

The land is freehold and vacant possession will be available upon completion.

#### **EASEMENTS, RIGHTS OF WAY AND WAYLEAVES**

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way,

public and private whether specifically mentioned or not.

As far as we are aware there are no rights of way over the land.

#### **SERVICES**

Mains water and electricity are connected to the property. There is a solar PV system system on the general purpose building with an associated Feed-in Tariff until November 2036 (2025 FIT revenue £2,286.81).

#### **NITRATE VULNERABLE ZONE**

The land is located in an NVZ

#### **SPORTING & MINERAL RIGHTS**

The sporting and mineral rights are included in the sale.

#### **BOUNDARIES**

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

#### **PLAN**

The plan is for identification purposes only.

#### **OFFERS**

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

#### **METHOD OF SALE**

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the land you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV or Mitchell Corney BSc (Hons) MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

**MONEY LAUNDERING REGULATIONS**

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

**ACREAGES**

The acreages stated in the advertising material have been Rural Payment Agencies digital maps and are for guidance purposes only. Neither the vendors nor Robin Jessop Ltd accept any liability for any discrepancies in the stated areas, and interested parties should satisfy themselves as to the accuracy of the acreage.

**VIEWINGS**

**Please make contact with Robin Jessop Ltd on (01677) 425950 to arrange a viewing. When conducting a viewing, please keep all gates closed.**

**HEALTH & SAFETY**

Prospective purchasers are asked to be vigilant due to the hazards of a working farm. Please take care around uneven ground, livestock and machinery.

**VAT**

VAT is not chargeable on this property. In the event that the sale of the property or any part of it becomes a chargeable supply for the purposes of VAT, such tax is to be payable in addition.



**Key**  
**Yellow** – Covered Handing Yard (50ft x 30ft)  
**Green** – Muck Store (65ft x 50ft)  
**Blue** – WW2 Buildings  
**Red** – Livestock Building (120ft x 80ft)



