



32.54 acres (13.17 hectares) of Land at Cawood, Selby



**32.54 acres of
productive
Grade 2 land
located between
the villages of
Cawood and
Wistow, York**

**Guide Price:
£400,000**

SR
Est. 1871

Location

The land is situated between the villages of Cawood and Wistow and has road frontage onto Wistowgate (B1223). The land is within easy reach of the A19 and Selby. A Stephensons Rural For Sale board will identify the land.

WHAT3WORDS

///managers.drains.forehand

Description

The land comprises three parcels extending in total to 32.54 acres (13.17 hectares). The land is classified as Grade 2 and lies within the Foggathorpe 2 soil series. It is described as slowly permeable stoneless clayey and fine loamy soils, capable of cereals and root cropping. The land is suitable for both cereal and root cropping.

Access

Access to the field 3886 is from Stony Lane. Fields 3905 and 5407 are accessed from Bolton Lane.

Tenure

We understand the land to be freehold with vacant possession on completion subject to the following clause:

Entry to the Land and Holdover

The land is currently subject to a Farm Business Tenancy (FBT) which will terminate on 30th September 2026. The tenant has the right to Holdover until 15th November 2026. Once the current crop is cleared the purchaser will be able to take entry.

Services

We are unaware of any services connected to the land.

Wayleaves and Easements

There is a gas pipeline running underground through field 3886 and there are electricity power lines crossing over and poles located in fields 3886 and 3905.

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. The Vendor is unaware of any other wayleaves or easements crossing the land.

Public Rights of Way

There is a Public Footpath crossing field 3886.

Environmental Scheme (ES) & Sustainable Farming Incentive (SFI)

At the time of completion, the land will not be included in any ES or SFI Agreement.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does not lie within an NVZ.

Sporting and Mineral Rights

Sporting and mineral rights are included with the sale so far as they are owned.

Outgoings

Drainage rates are payable to Selby Internal Drainage Board.

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 for regular email updates.

Local Authority

North Yorkshire Council, County Hall, Northallerton, North Yorkshire, DL7 8AH.

Tel: 0300 131 2131

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.

Method of Sale

The land 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.

Vendor's Solicitor

Harrowells Solicitors

31 Yorkersgate, Malton, YO17 7AA

Tel: 01653 919998

FAO: Jacqueline Barr

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Agent Contacts

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Land Schedule

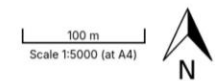
Cropping history available on request.

NG Ref	Description	Area	
		Acres	Hectares
SE5837 3905	Arable	3.26	1.32
SE5836 3886	Arable	20.97	8.49
SE5837 5407	Arable	8.31	3.36
Total:		32.54 ac	13.17 ha



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Important Notice:

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

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