



THE LOCATION

25.98 Acres of Land off Birker Lane
Wilberfoss YO41 5RP
Guide Price: £210,000

THE PROPERTY

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LOCATION

The land is located on the north eastern edge of Wilberfoss, approximately four miles south east of Stamford Bridge, seven miles east of York and five miles west of Pocklington.

DESCRIPTION

The land extends to 25.98 Acres (10.51 Hectares) in total and comprises 25.43 Acres (10.29 Hectares) of arable land arranged in three fields on two sides of Birker Lane, together with 0.55 Acres (0.22 Hectares) of woodland to the south east.

The land is classified as Grade 3 on the DEFRA Agricultural Land Classification and is classified as Worcester soil series, characterised as being slowly permeable loamy over clayey soils, suitable for combinable crops and grass. The land benefits from hedgerow and ditch boundaries, with Foss Beck bounding field SE7351 5551 to the north west.

ACCESS

The land is accessed from Birker Lane.

SERVICES

We are not aware of any services connections to the land.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for the Basic Payment Scheme, however entitlements are not included within the sale.

NITRATE VULNERABLE ZONES

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

SPORTING AND MINERAL RIGHTS

Sporting rights and mineral rights insofar as they are owned are included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

We are aware of a public footpath along the north-western boundary of Field SE7351 8614 and a 400kV overhead line and tower located in the same field.

We have not had sight of any agreements in respect of the above, therefore the land is sold subject to and with the benefit of all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

TENURE

Freehold with Vacant Possession.

METHOD OF SALE

The land is offered for sale by Private Treaty.

GUIDE PRICE

The land is offered with a guide price of £210,000.

VIEWINGS

The property may be viewed during reasonable daylight hours with a copy of these details to hand.

V.A.T.

Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable on top of the purchase price by the Purchaser.

SCHEDULE OF LAND

FIELD NUMBER AREA (Ac) AREA (Ha)
SE7351 5551 6.2467 2.5280
SE7351 7330 6.2682 2.5367
SE7351 8614 13.4627 5.4483
Total 25.9776 10.5130

CROPPING HISTORY

SE7351 5551 SE7351 7330 SE7351 8614
2021 W. Barley W. Barley W. Barley
2020 S. Barley S. Barley S. Barley
2019 W. Barley W. Barley W. Barley
2018 W. Barley W. Barley W. Barley
2017 W. Wheat W. Wheat W. Wheat
2016 W. OSR W. OSR W. OSR
2015 W. Wheat W. Wheat W. Wheat

LOCAL AUTHORITY

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning



Floor Plan

This plan is for illustrative purposes only



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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