



56.58 Acres (22.9 Ha) of Land off Greengales Lane, Wheldrake

StephensonsRural

SR
Est. 1871



56.58 Acres of productive Grade 2 & 3 land on the edge of the village of Wheldrake, York

Available as a Whole or in 2 Lots

Offers Over £600,000

Location

The land is situated to the north of the village of Wheldrake, with the west boundary adjoining Greengales Lane. The property is within easy reach of the A19 and A64.

What3Words: ///tooth.unpacked.slave

Description

The land extends in total to 56.58 Acres (22.9 Ha). The land is classified as Grade 2 & 3 arable and lies within the Foggathorpe 2 series being slowly permeable stoneless fine loamy over clayey soils. The land is suitable for growing cereals and root cropping.

Access

The land benefits from an access directly off Greengales Lane on the west boundary.

Services

We are unaware of any services to the land.

Tenure

Freehold and with Vacant Possession on completion subject to the following clause:

Entry to the Land and Holdover

The Vendors reserve the right to Holdover the land until the current growing crop has been harvested. Purchase of the growing crop may be negotiated separately.

Wayleaves and Easements

There are two telegraph poles on the northern boundary of field 5875 (Lot 2).

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

The Vendors are unaware of any other wayleaves or easements crossing the land.

Public 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 Vendor's are not aware of any public rights of way crossing the land.

Nitrate Vulnerable Zone (NVZ)

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

Sporting and Mineral Rights:

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

Overage

The sale of Lot 1, Field 3449, is subject to an overage clause for a period of 30 years whereby 30% of the uplift in value is reserved to the Vendors in the event of Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

Land Schedule

Lot	NG Ref	Description	Area		Cropping				
			Ac	Ha	2021	2022	2023	2024	2025
1	SE6845 3449	Arable	25.55	10.34	Oil Seed Rape	1 st Winter Wheat	2 nd Winter Wheat	Winter Barley	1 st Winter Wheat
		Margin & Drainage Ditch	0.13	0.05					
2	SE6845 5875	Arable	30.21	12.23					
		Drainage Ditch, Track & Concrete Pad	0.69	0.28					
Total:			56.58 Ac	22.90 Ha					

Local Authority

City of York Council, West Offices, Station Rise, York, YO1 6GA t: 01904 551371

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.

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

Grays Solicitors, Duncombe Place, City Centre, York, YO1 7DY
t: 01904 634 771

Agent Contacts

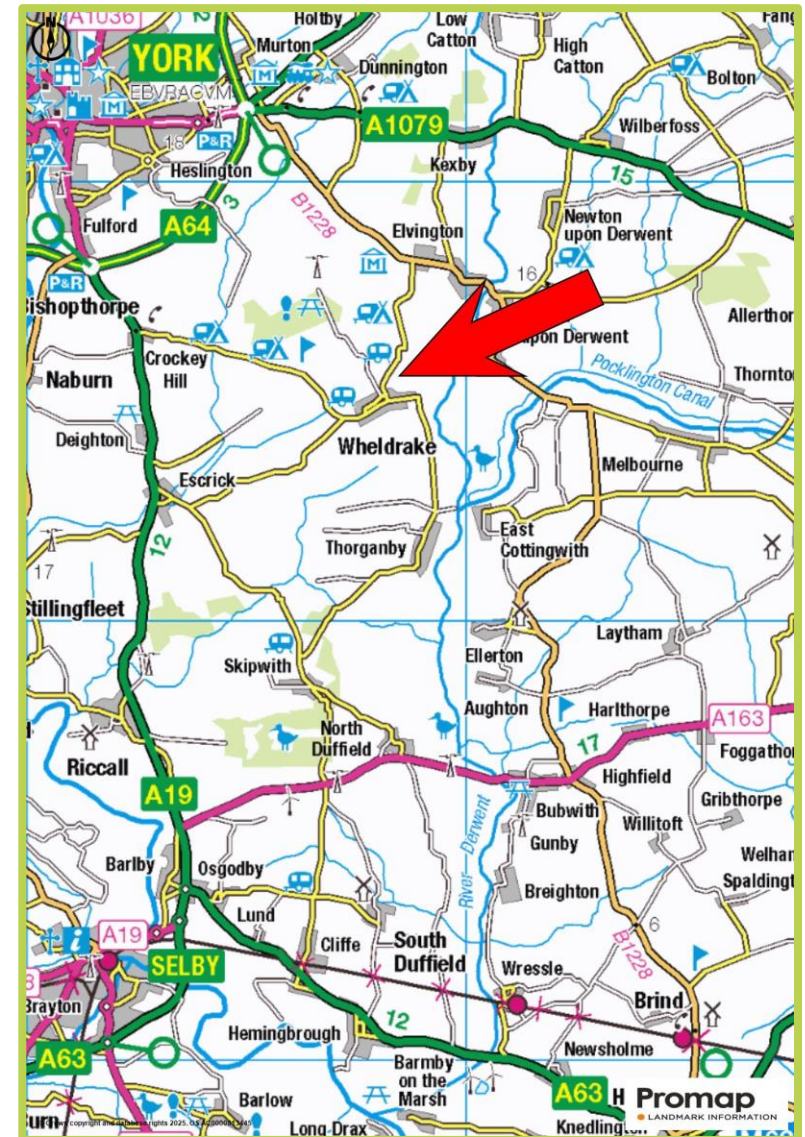
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100 m
Scale 1:5000 (at A4)

Consumer Protection from Unfair Trading Regulations 2008

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



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