



127 acres of Land at North Duffield, Selby - Available as a whole or in 2 lots

StephensonsRural

SR
Est. 1871



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127.64 acres of productive arable land at North Duffield, Selby, YO8 5DF

An opportunity to acquire 127.64 acres (51.66 hectares) of productive and versatile arable land located to the south of York and between the villages of Skipwith and North Duffield with excellent links to both Selby and York. The property is available as a whole or in 2 lots as set out below:

- Lot 1** 86.60 acres of arable land with access from York Road and Cornelius Causeway
Guide Price £865,000 (Eight hundred and sixty-five thousand pounds)
- Lot 2** 41.04 acres of arable land with access from York Road.
Guide Price £410,000 (Four hundred and twenty thousand pounds)

Guide Price: £1,275,000 (The Whole)

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Solicitors

Crombie Wilkinson Solicitors
6 Park Street
Selby
YO8 4PW



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LOT 1 – 86.60 acres of land

NG Ref	Description	Area	
		Ha	Ac
0985	Arable	5.57	13.76
3485	Arable	3.57	8.82
1052	Arable	14.48	35.78
3958	Arable	7.18	17.74
3254	Woodland	0.22	0.54
0126	Arable	4.03	9.96
Total:		35.05 ha	86.60 ac

Accessed either via a track from York Road or from Cornelius Causeway, Lot 1 comprises five arable fields together with a small woodland spinney. The majority of the land has recently been down to Maize with carrots located within the roadside half of Field 1052.

LOT 2 – 42.03 acres of land

NG Ref	Description	Area	
		Ha	Ac
3118	Arable	5.38	13.29
5116	Arable	11.23	27.75
Total:		16.61 ha	41.04 ac

Accessed directly off York Road, Lot 2 comprises two arable fields each with a separate access off York Road. The land has recently been down to Maize.

Soil Type & Grade

The land is classified as Grade 3 according to the Agricultural Land Classification Maps. The land is within the Everingham soil series which is a versatile sandy soil. The land has recently grown potatoes and carrots.

Stewardship

The land is not currently within any Stewardship Schemes.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

The land is sold subject to all wayleaves and easements whether mentioned in these sale particulars or not. There are overhead electricity lines and a mains sewer running through Field 1052.

Public & Private Rights of Way

The land has the benefit of a right of access over Sandy Lane track and bridleway in order to access Lot 1. There is also a right of access through third party woodland to the north of the farmstead.

Yorkshire Water have a right of access over the track within Field 1052 to access their sewage treatment works.

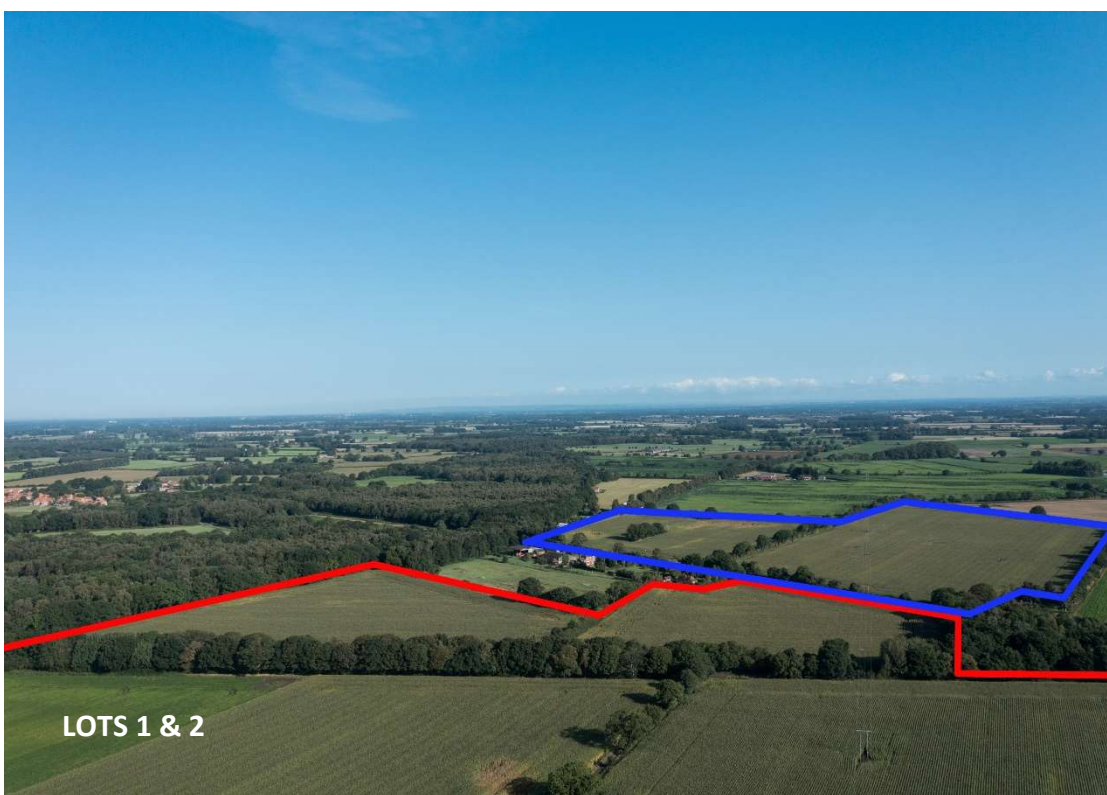
Sporting and Mineral Rights:

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

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land is within an NVZ which will limit excessive fertiliser application.





Viewing and Registration

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

Selby District, Civic Centre, Doncaster Road, Selby, YO8 9FT
Tel: 01757 705101

Method of Sale

The land is offered for sale by private treaty. The vendors reserve the right to conclude the sale by whatever method they deem appropriate.

Vendor's Solicitor

Crombie Wilkinson Solicitors
6 Park Street, Selby, YO8 4PW

Agent Contacts

For further information please contact:

Rodney Cordingley FRICS FAAV
t: 01904 489731 e: rlc@stephenson.co.uk or

Johnny Cordingley MRICS FAAV
m: 07792 427232 e: jc@stephenson.co.uk

Anti-Money Laundering Regulation

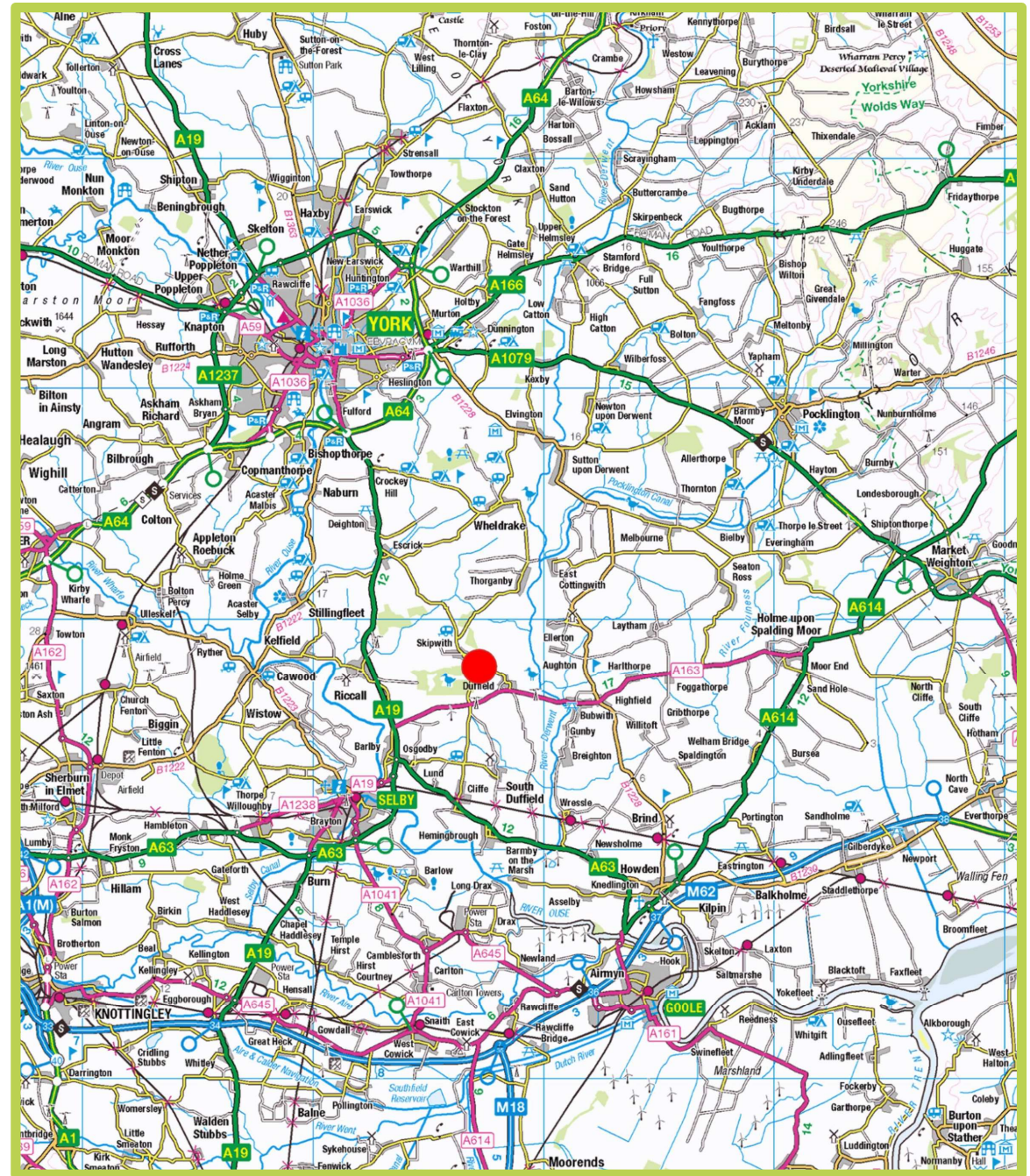
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VAT

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.

Entry to the Land

The Purchaser is to be given entry to the Land on completion.



LOT 1 – 86.60 acres of land							
NG Ref	Area		Cropping History				
	Ha	Ac	2023	2022	2021	2020	2019
0985	5.57	13.76	Maize	Carrots	Maize	Maize	Beetroot
3485	3.57	8.82	Maize	Parsnips	Maize	Maize	Maize
pt1052	6.49	16.04	Carrots	Maize	Potatoes	Maize	Beetroot
pt1052	3.49	8.62	Maize	Maize	Maize	Potatoes	Carrots
pt1052	4.50	11.12	Maize	Maize	Maize	Potatoes	Maize
3958	7.18	17.74	Maize	Maize	Parsnips	Maize	Potatoes
3254	0.22	0.54	Woodland	Woodland	Woodland	Woodland	Woodland
0126	4.03	9.96	Carrots	Maize	Potatoes	Maize	Beetroot
Total:	35.05 ha	86.60 ac					
LOT 2 – 42.03 acres of land							
3118	5.38	13.29	Maize	Maize	Maize	Maize	Beetroot
5116	11.23	27.75	Maize	Potatoes	Maize	Parsnips	Spring Barley
Total:	16.61 ha	41.04 ac					

