



AVAILABLE ON A CROPPING LICENCE

70.24 acres of land at Loshpot Lane, Ingmanthorpe, Wetherby

StephensonsRural

SR
Est. 1871



An opportunity to take 70.24 acres of land at Loshpot Lane, Ingmanthorpe, Wetherby

Available on a cropping licence for the 2024 season.

LOCATION:

The crop is located at Loshpot Lane, Ingmanthorpe, Wetherby, LS22 5HL. Accessed from a private track that meets Loshpot Lane.

What3Words: padding.delighted.roots

DESCRIPTION:

The land has recently been in maize production and is now available on a cropping licence for the 2024 season. The land in total is comprised of 70.24 acres (28.44 ha) of light loamy soil. There is mains water available to Field NG7407.

RESTRICTIONS:

The Land is within an SFI Scheme whereby the 4 metre margins have to be retained and the hedges are not to be cut.

MAIN TERMS OF AGREEMENT:

The successful offeror will be expected to agree to a Cropping Licence if successful. A copy of the Licence is available for inspection at the Agent's offices.

The Cropping Licence will run for a 6-9 month period from 1st May 2024. The Licence Fee will be payable in 2 instalments.

FEES:

The successful offeror will be expected to contribute £250 + VAT towards the cost of the Cropping Licence.

REFERENCES:

References, both financial and practical will be requested and the Licensor reserves the right to take up these references.

INFORMAL TENDER PROCESS:

Best and Final Offers will be received at the Agents York (Murton) Office, being Stephenson's Rural, York Auction Centre, Murton, York, YO19 5GF or by email **by 12 noon on Wednesday 24th April 2024.**

Please contact the Agent for a Tender form.

The Vendor does not undertake to accept the highest or indeed any Tender received

VIEWING:

By permit from the Agents only.

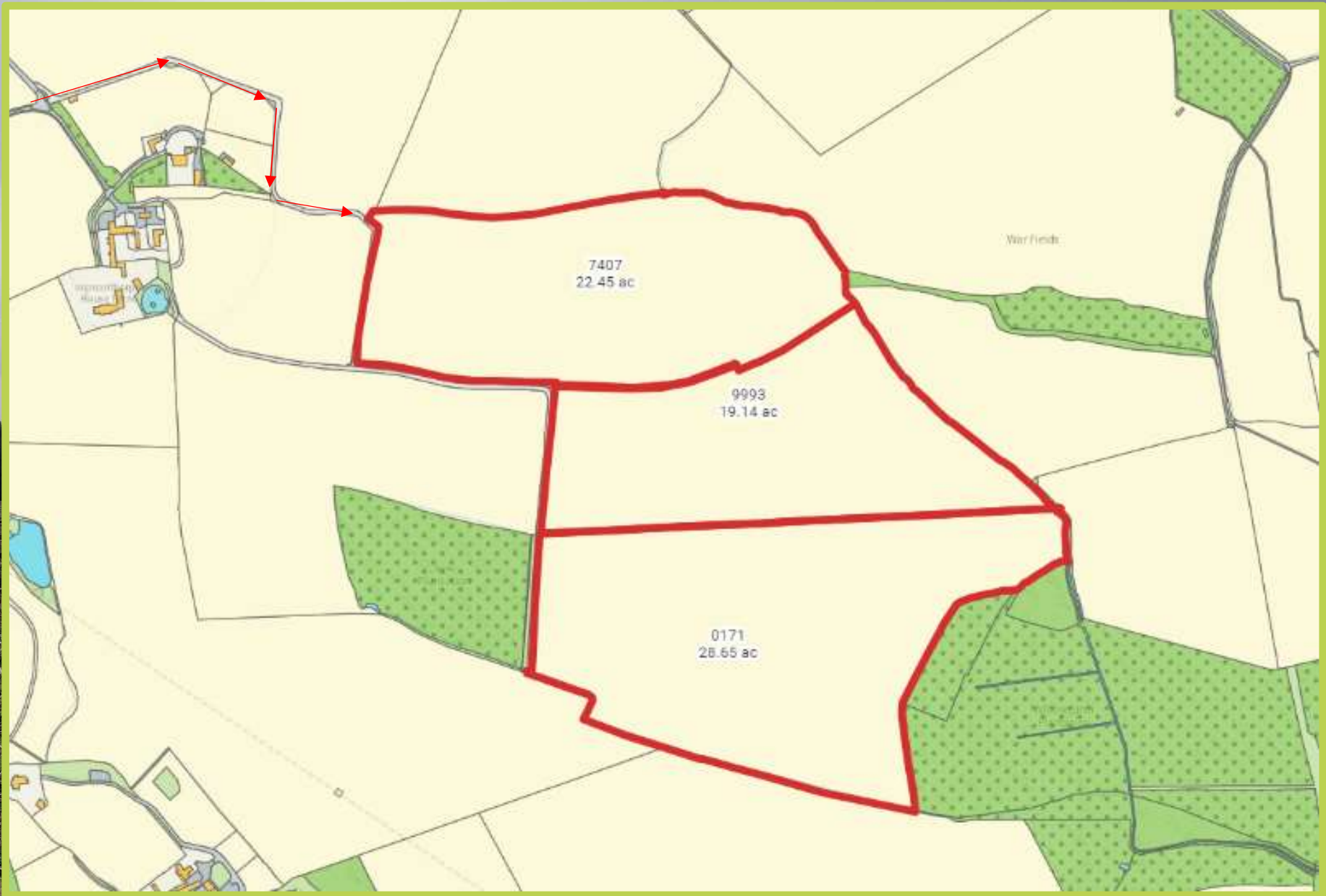
Please note that if you have downloaded these particulars from our website you must contact the Office to register your interest or you will not be included on further mailings regarding this matter.

AGENT CONTACTS:

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LAND SCHEDULE:

NG Ref	Area	
	Ha	Ac
0171	11.60	28.65
9993	7.75	19.14
7407	9.09	22.45
TOTAL	28.44 ha	70.24 ac





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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