

CLUBLEYS



196.40 Acres of Land with Range of Farm Buildings

West Lilling, York YO60 6RP

Offered as a Whole or in Lots



196.40 ACRES OF LAND WITH RANGE OF FARM BUILDINGS

WEST LILLING, YORK YO60 6RP

LOCATION

The land is situated immediately adjacent to the rural North Yorkshire village of West Lilling. Sheriff Hutton lies one mile to the north and offers a range of services, including Primary School, Public House and Post Office. York is located seven miles to the south, with Easingwold nine miles to the north west and Malton ten miles to the north east.

The land is situated in an enviable location within the picturesque countryside of the Vale of York

DESCRIPTION

The land extends to 196.40 acres (79.49 Ha), predominantly within a ring fence, with just 5.06 acres (Lot 2) separated by an access track. There is a range of conventional farm buildings within Lot 1, which comprises the vast majority of the property.

There is 5.06 acres of land adjacent to the village, with road frontage which is offered separately (Lot 2). 4.86 acres of land, for possible amenity use, is also offered separately as Lot 3.





LOT 1

186.48 acres (75.47 Ha) of arable land in a single block, conveniently divided into only three fields.

The land slopes gently north to south with a drainage dyke dividing the two main fields.

The land is versatile arable land, classified as Grade 2/3 on the Natural England Agricultural Land Classification map. The land is believed to be Everingham Soil Series, being a deep stoneless, permeable, fine sandy soil, suitable for cereals, potatoes and sugar beet. Some of the land to the north is classified as Wickham 2 Soil Series being fine loamy over clayey, more suitable for winter cereals or grassland.

There is a range of farm buildings comprising of three steel framed open span buildings, each 120ft x 70ft which adjoin to create a single block. The buildings are approximately 25ft to the eaves, and feature corrugated sheet roofs, with varying amounts of corrugated sheet cladding. The middle building also benefits from a concrete floor.

Lot 1 benefits from road frontage to Unnamed Road, to the north, New Lane to the whole of the eastern boundary and Lilling Low Lane to the whole of the southern boundary.

In addition to the road frontage, the land is offered with the benefit of a right of way over the access track to the north west, between points A and C, and to the north east, between points D and F. In addition, the property will benefit from a temporary right of way, for up to 18 months, between points C and F. The vendor will retain a right of access, shown coloured pink on the plan, for the purpose of repairing and maintaining the reservoir dam structure.

The vendor is retaining a 0.10 acre strip (approximately 3m in width) adjacent to the northern section of the access track, which is not included in the sale.

LOT 2

5.06 Acres (2.05 Ha) of agricultural/amenity land, situated to the west of the village of West Lilling, and with road frontage to the Unnamed Road. In addition to the road frontage, this Lot benefits from a right of way over the track to the west, between points A and B.

The land is a gently sloping, well shaped field with predominantly hedgerow boundaries. The Purchaser will be responsible for the erection of a post and sheep netting fence along the southern boundary, within six months of completion.

Lot 2 will be subject to a development clause, whereby if the land is developed for any use other than agricultural or equestrian within 50 years, the Purchaser will pay the Vendor 30% of the uplift in value.





LOT 3

4.86 Acres (1.97 Ha) of agricultural/amenity land situated to the south of the village of West Lilling. Access is via the track to the north east, marked D-E-F on the plan.

The land is a gently sloping, well shaped field, with mainly open boundaries. The Purchaser will be responsible for the erection of a post and sheep netting fence along the north, west and southern boundaries, within six months of completion.

NITRATE VULNERABLE ZONES

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

TENURE

The land is offered freehold with vacant possession.

SERVICES

There are no services connected to the property.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Registry and has been claimed against for the Basic Payment Scheme. BPS Entitlements are not included within the sale.

COUNTRYSIDE/ENVIRONMENTAL STEWARDSHIP

The land is not entered into any Environmental or Countryside Stewardship Schemes.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

Lot 1 is crossed by an overhead electricity line. We believe that the appropriate wayleave is in place for this. We are also informed that an ethylene pipeline crosses the northern section of Lot 1. The pipeline is in a separate title, for the length of the pipe, 1m wide, for the subsoil 0.6m below the surface. This is not included within the sale.

RESERVED RIGHTS

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

SPORTING & MINERAL RIGHTS

Sporting and Mineral Rights, in so far as they are owned, are included in the sale.

LOCAL AUTHORITY

Ryedale District Council

METHOD OF SALE

The property is offered for sale as a whole or in lots by Private Treaty, however the Vendor reserves the right to conclude the sale by any means.

GUIDE PRICE

As A Whole (196.40 acres) - £1,875,000

Lot 1 (186.48 acres) - £1,700,000

Lot 2 (5.06 acres) - £100,000

Lot 3 (4.86 acres) - £75,000

VAT

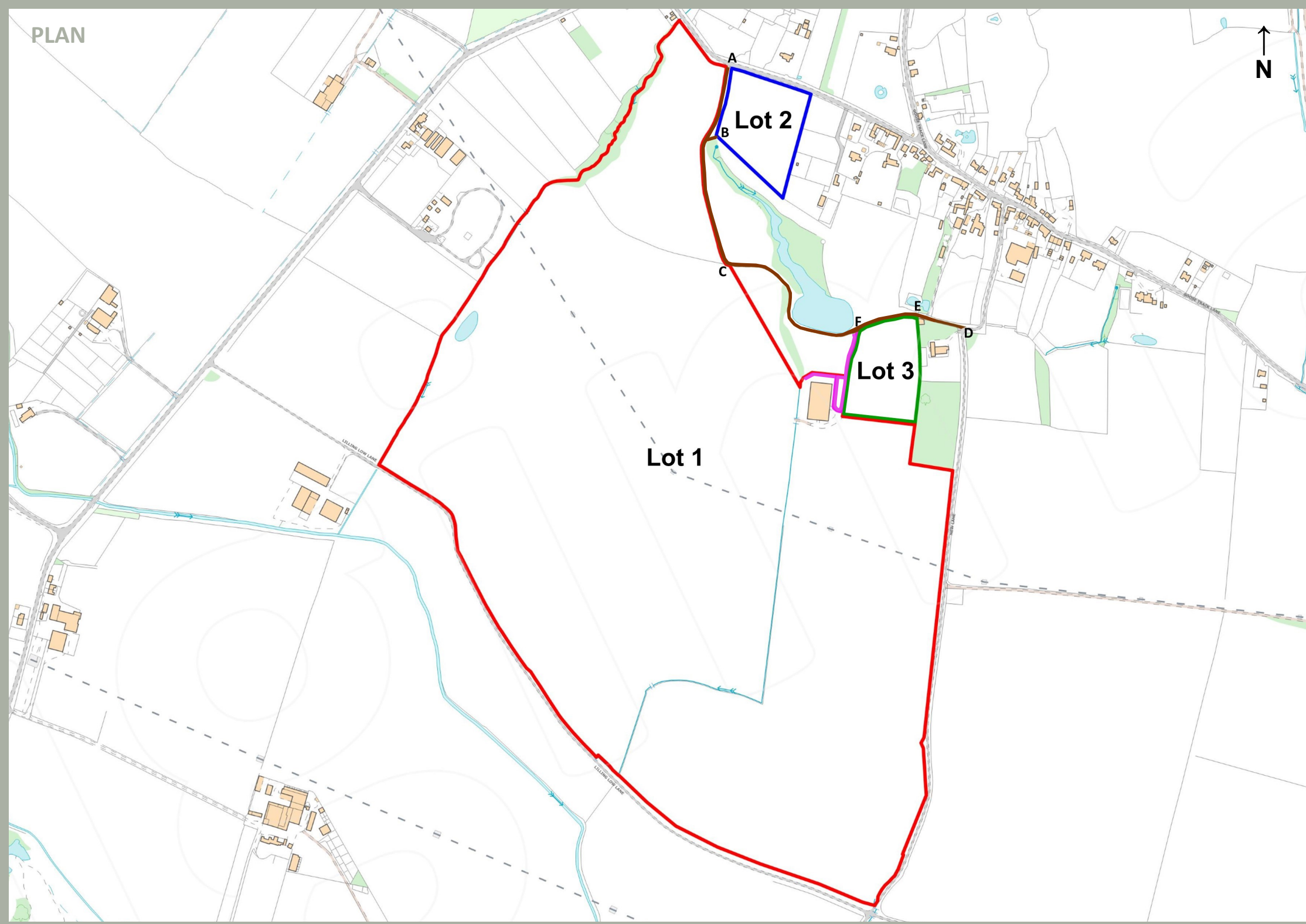
Any price quoted or discussed is exclusive of VAT, and as far as we are aware, VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable on top of the purchase price, by the Purchaser.

VIEWINGS

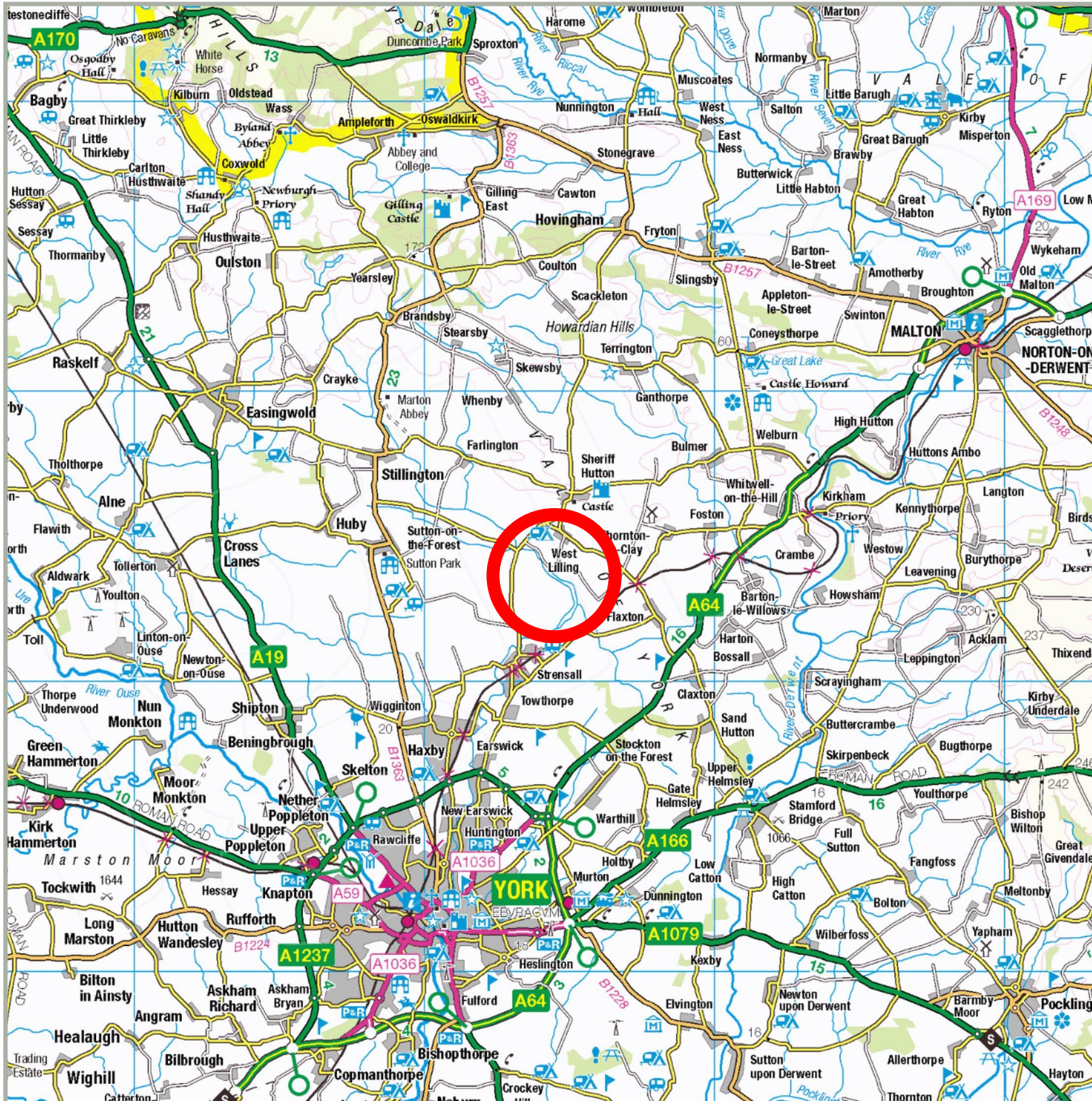
All viewings are strictly by appointment, through the Vendor's agent's Market Weighton Office on 01430 874000.

PLAN

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LOCATION PLAN



CLUBLEYS



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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