

CLUBLEYS



57.20 Acres of Land at Skirpenbeck

York, YO41 1HG

Guide Price £550,000







## **57.20 ACRES OF LAND AT SKIRPENBECK**

*Red Line for Illustrative Purposes Only*

### **DESCRIPTION**

A productive block of arable land extending to 57.20 acres (23.16 hectares) or thereabouts, on the edge of the village of Skirpenbeck. The land has the benefit of excellent road frontage onto and access from Main Street, with gated access and mature hedgerow boundaries.

The land is classified as Grade 2 on the DEFRA Provisional Land Classification maps and the soils are primarily of the Worcester soil series, being characterised as 'slowly permeable non-calcareous acid loamy and clayey soils', suitable for high-yielding cereals, some roots and grass. The land is in an arable rotation, currently cropped with winter barley and legume fallow, with continuous winter wheat crops in recent years and legumes and brassicas prior to that.

The property includes a semi-redundant agricultural building of breeze block and timber construction, with concrete floor and corrugated sheet roof, situated towards the north west of the property.

### **LOCATION**

The property is situated in a convenient position on the eastern edge of the village of Skirpenbeck, approximately 3 miles north east of Stamford Bridge, 7 miles north of Pocklington and 12 miles south of Malton, located at the foot of the Yorkshire Wolds.

Skirpenbeck is located to the north of the A166 York-to-Bridlington road and has good links by road to local amenities, major road networks, local grain storage facilities and processors.

## SCHEDULE OF LAND

PARCEL	ACRES	HECTARES	DESCRIPTION
SE7456 8461	3.48	1.41	Arable
SE7456 8682	7.77	3.15	Arable
SE7556 0681	45.95	18.60	Arable
<b>Total</b>	<b>57.20</b>	<b>23.16</b>	

## CROPPING HISTORY

PARCEL	ACRES	HECTARES	CROP		
			2025 / 2026	2024 / 2025	2023 / 2024
SE7456 8461	3.48	1.41	Legume Fallow	Legume Fallow	Winter Wheat
SE7456 8682	7.77	3.15	Legume Fallow	Legume Fallow	Winter Wheat
SE7556 0681	45.95	18.60	Winter Barley	Winter Wheat	Winter Wheat
<b>Total</b>	<b>57.20</b>	<b>23.16</b>			

## ACCESS

The land has road frontage to and access from Main Street, via double-gated entrances.

## SERVICES

We are not aware of any services connected to the property.

## NITRATE VULNERABLE ZONES

The land is not situated within a Nitrate Vulnerable Zone.

## SPORTING, TIMBER & MINERAL RIGHTS

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

The Sporting Rights are in the ownership of a Third Party, however we are informed that these have not been exercised in recent years.

## RESERVED RIGHTS

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

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements, or Rights of Way which affect the property, however, 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.

## EARLY ENTRY AND HOLDOVER

The property is expected to complete following harvest in 2026, therefore there are to be no holdover rights.

Early entry by the Purchaser to establish 2026/2027 crops prior to exchange/completion may be agreed, at the Purchaser's own risk.

## LOCAL AUTHORITY

East Riding of Yorkshire Council  
County Hall  
Beverley  
HU17 9BA  
Telephone: 01482 393939

## PLANS, MEASUREMENTS AND BOUNDARIES

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

## TENURE

The property is available freehold with Vacant Possession upon completion.

## METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

The Vendor reserves the right to conclude the sale by any means.

## GUIDE PRICE

The land is offered for sale with a guide price of £550,000

## 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.

## ANTI-MONEY LAUNDERING REGULATIONS

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 Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

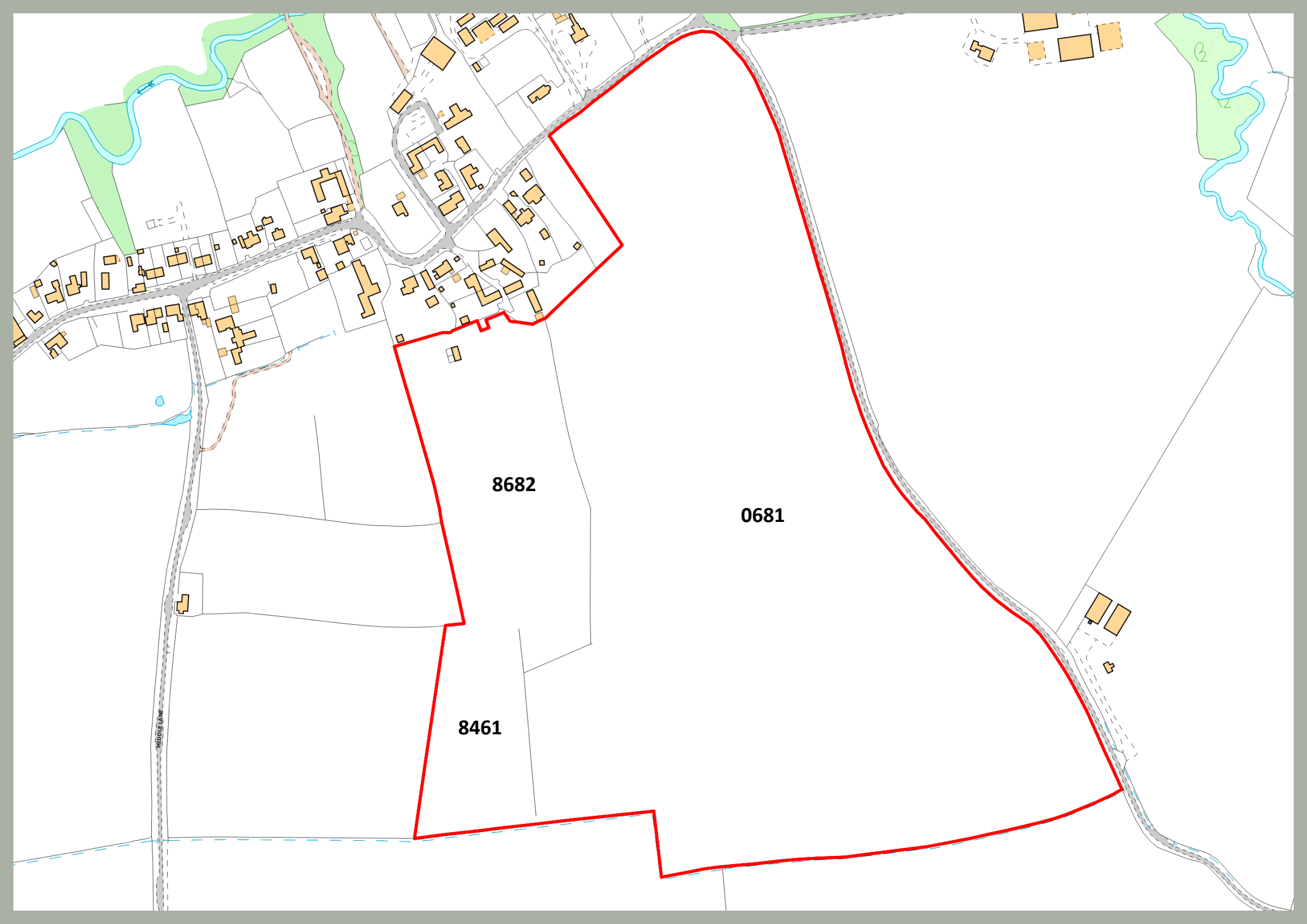
## VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.

## JOINT SELLING AGENT CONTACT

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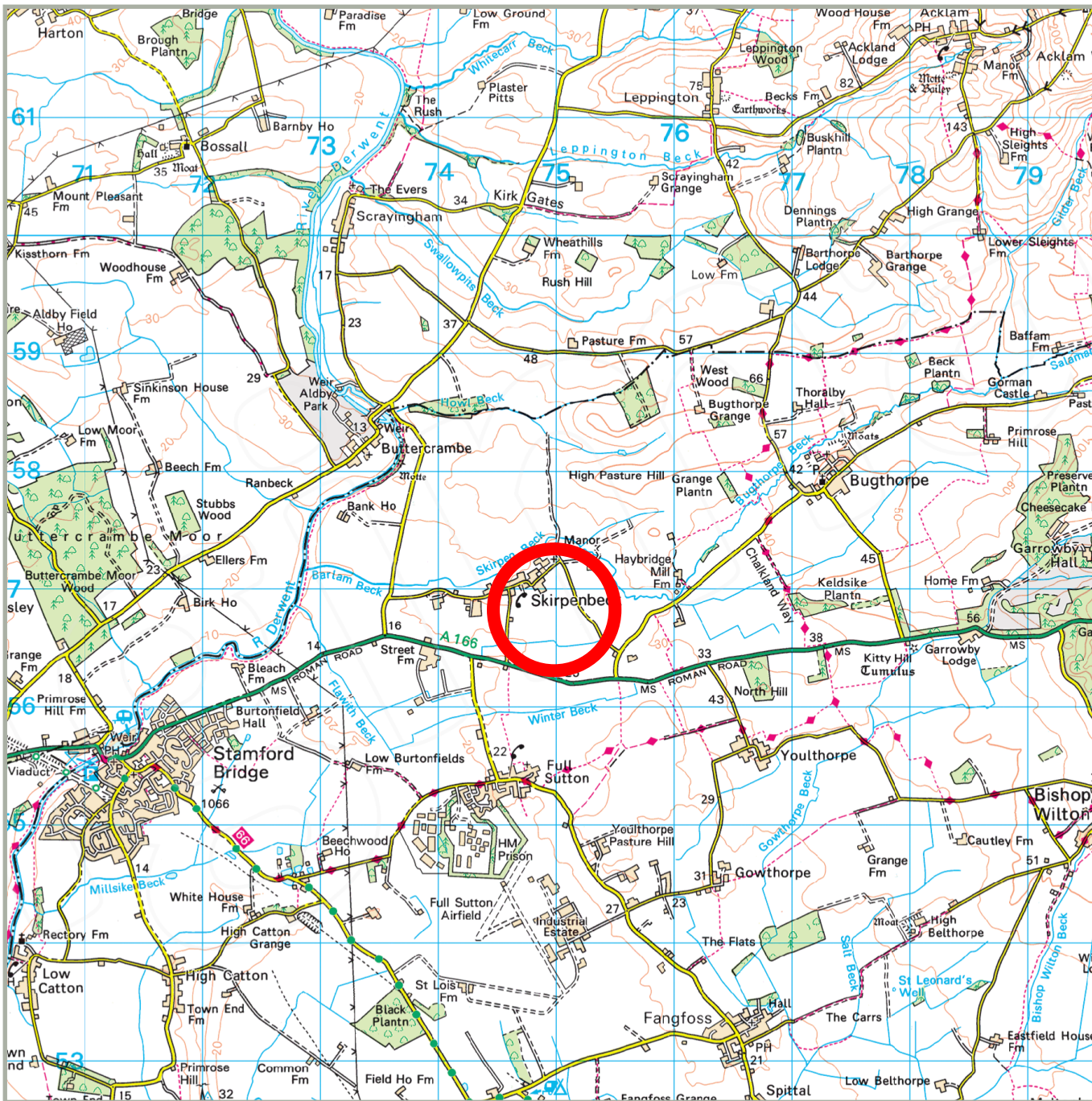
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