



## Land at Whixley

West Lane, Whixley, York, YO26 8AX

youngsRPS 



**Land at Whixley**  
**West Lane**  
**Whixley**  
**York**  
**YO26 8AX**

**Guide Price: £350,000**

A rare opportunity to acquire productive Grade 2 arable land capable of growing first class cereal, root and forage crops

- 12.38 Ha (30.60 Acres)
- Grade 2 arable land
- Ring fenced single field
- Mains water connected
- Road frontage
- Convenient for A59
- For sale by Private Treaty



**Youngs - Northallerton 01609 773004**



A rare opportunity to acquire productive Grade 2 arable land in a ring fenced boundary with road frontage, capable of growing first class cereal, root and forage crops

### Location and Access

The land has direct frontage onto and is accessed from West Lane, a single track sealed surface lane leading west out of Whixley village, itself approximately mid way between York and Harrogate. The land is located approximately 1.50 miles north of the A59 which can be accessed through the village and via Clock Hill Field Lane.

### Description

The land extends in total to approximately 12.38 Ha (30.60 acres) comprising a single amalgamated field parcel of productive arable land with three gated access points along its northern boundary.

Located within the centre is a former wooden pole and tin sheet storage building, now redundant but offering scope for developing a new agricultural building and storage area (subject to obtaining any necessary planning consents).

The soil type is identified under the Cranfield University LandIS profiles as Soilscape 6: a freely draining, slightly acid loamy soil well suited to a wide range of spring and autumn sown arable crops including root crops or for productive, high yielding forage crops, with the land identified within the Natural England Land Classifications as being Grade 2.

This free draining land has excellent soil depth with relatively low stone content with a net cultivated area of around 11.30 Ha (27.90 acres) which has been farmed as part of a larger structured arable rotation including Mid Tier Stewardship option buffering a low lying area of scrub grassland adjoining the west boundary.

### Current and Previous Cropping

2021/22 – Winter Barley (Stubble Turnips to follow)

2020/21 – Winter Wheat

2019/20 – Potatoes

2018/19 – Spring Barley / Stubble Turnips

### Services

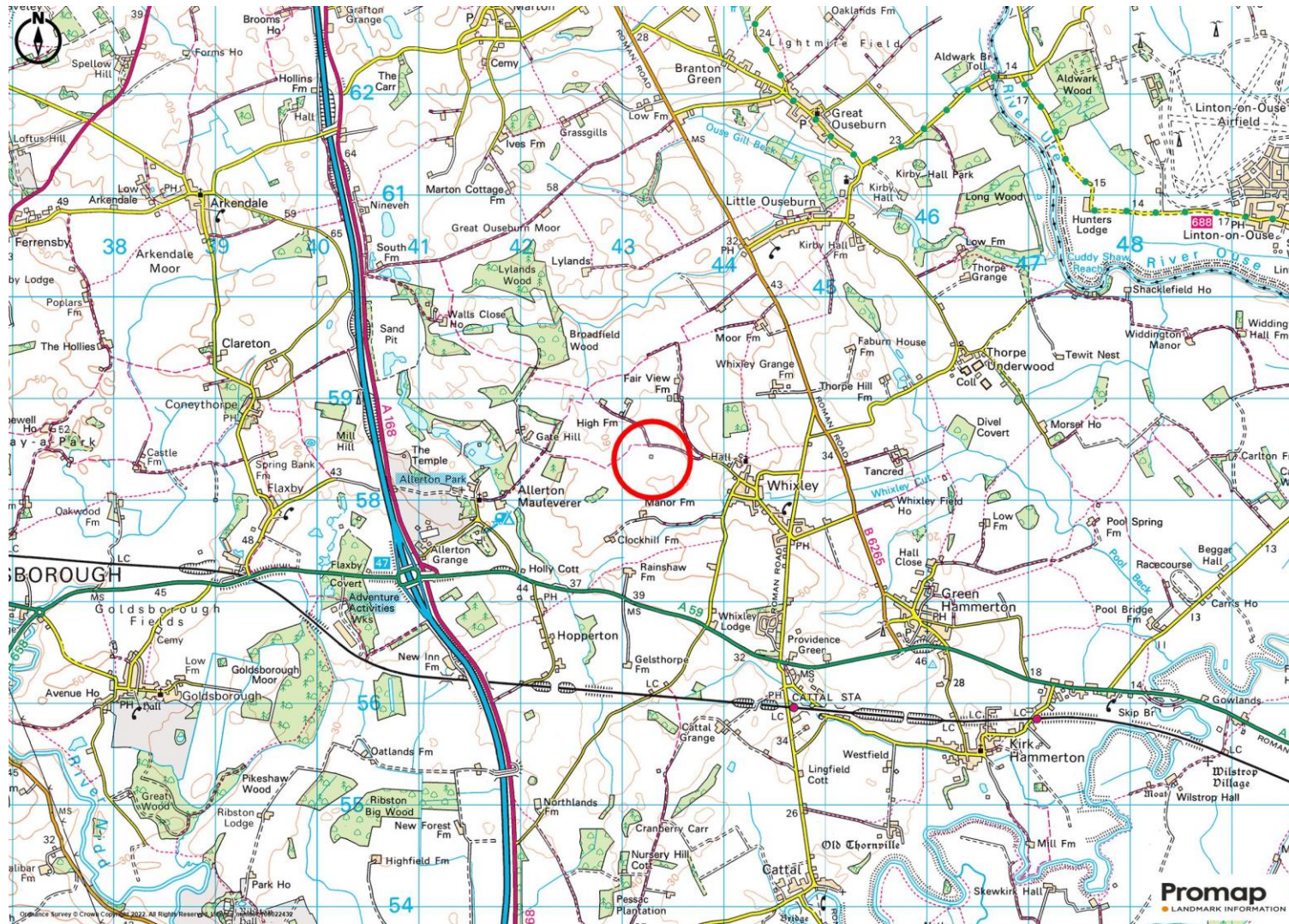
The land benefits from connection to a Yorkshire Water mains-fed supply, previously connecting to infield troughs. The YWS supply pipe runs down the eastern side of the land with branch pipe supply to standpipe connection within the centre of the land maintained.

### Basic Payment Scheme

The BPS has been claimed for 2022 and is reserved to the Vendor and the Purchaser will be required to give general undertakings until 31st December 2022. Entitlements under the scheme for the benefit of the 2023 scheme year onwards are included with the sale, subject to the Purchaser being required to pay £250 plus VAT towards the cost of transfer that will be organised and administered via third part agent.







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