

88.04 Acres (35.63 Ha) of Prime Arable & Grassland Together With A Range of Agricultural Buildings at Norton-le-Clay, York

RobinJessop

88.04 Acres (35.63 Ha) Approx of Prime Arable & Grassland together with a Range of Agricultural Buildings at Norton-le-Clay, York

For Sale as a Whole or in 3 Lots

- **Lot 1: 8.15 Acres (3.30 Ha) Approx (shown edged Red)**
- **Guide Price: £200,000**
- **Lot 2: 2.57 Acres (1.04 Ha) Approx (shown edged Blue)**
- **Guide Price: £40,000**
- **Lot 3: 77.32 Acres (31.29 Ha) Approx (shown edged Green)**
- **Guide Price: £700,000**

SITUATION

Norton-le-Clay 0.5 miles, Cundall 1 ¼ miles, Asenby 4 mils, A168 2 miles, Boroughbridge 3½ miles, Kirby Hill 3 miles (all distances are approximate).

The land is located to the east of the small rural hamlet of Norton-le-Clay which is well placed for the local market towns of Boroughbridge and Thirsk. The proximity to the A168 allows access to the wider regional road networks.

The land offers an exceptional opportunity to acquire a block of arable land together with amenity grassland and farm buildings which have the potential to further expand and develop, subject to obtaining planning permission.

The land is attractively situated in a picturesque rural area.

Lot 1: Buildings and Yard together with 8.15 Acres (3.30 Ha) of Pasture Land (edged red)

Lot 1 comprises a good range of general farm buildings which are currently used for Bed & Breakfast pigs, together with a muck store and a WW2 communications building and associated wooden pylons.

The grassland extends to 8.15 Acres (3.30Ha) approx. and is well fenced.

Farm Buildings

The farm buildings comprise a general purpose livestock building (120ft x 80ft) which is currently used for Bed & Breakfast Pigs together with a muck store (65ft x 50ft), covered handling yard and a former WW2 concrete cast building. Please see plan of the farm buildings. It should be noted that the farm yard manure store and the handling yard were constructed under the Countryside Stewardship Scheme .

Lot 2: 2.57 Acres (1.04 Ha) Approx (edged blue)

Lot 2 comprises a grass paddock close to the village of Norton-le-Clay. The paddock is well fenced and has excellent roadside frontage onto the council-maintained road. The paddock is ideal for equestrian purposes or in addition to existing holdings.

Lot 3: 77.32 Acres (31.29 Ha) Approx (edged green)

Lot 3 comprises a parcel of land with excellent roadside frontage. The land is in parts under drained. The land is currently all sown to Beowulf winter wheat and found in a compact block. It is capable for growing a range of high yielding cereal crops as well as potatoes. It also has a 12 meter grass margin which was established in 2025.

The land has been well farmed and is in excellent condition. It is used to grow a range of high yielding crops.

Previous Cropping History

2026	Winter Wheat
2025	Fallow
2024	Winter Barley
2023	Winter Barley
2022	Winter Wheat

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold and vacant possession will be available upon completion.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

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

As far as we are aware there are no rights of way over the land.

SERVICES

Mains water and electricity are connected to the property. There is a solar PV system system on the general purpose building with an associated Feed-in Tariff until November 2036 (2025 FIT revenue £2,286.81).

NITRATE VULNERABLE ZONE

The land is located in an NVZ

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale.

BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

PLAN

The plan is for identification purposes only.

OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the land you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV or Mitchell Corney BSc (Hons) MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

ACREAGES

The acreages stated in the advertising material have been Rural Payment Agencies digital maps and are for guidance purposes only. Neither the vendors nor Robin Jessop Ltd accept any liability for any discrepancies in the stated areas, and interested parties should satisfy themselves as to the accuracy of the acreage.

VIEWINGS

Please make contact with Robin Jessop Ltd on (01677) 425950 to arrange a viewing. When conducting a viewing, please keep all gates closed.

HEALTH & SAFETY

Prospective purchasers are asked to be vigilant due to the hazards of a working farm. Please take care around uneven ground, livestock and machinery.

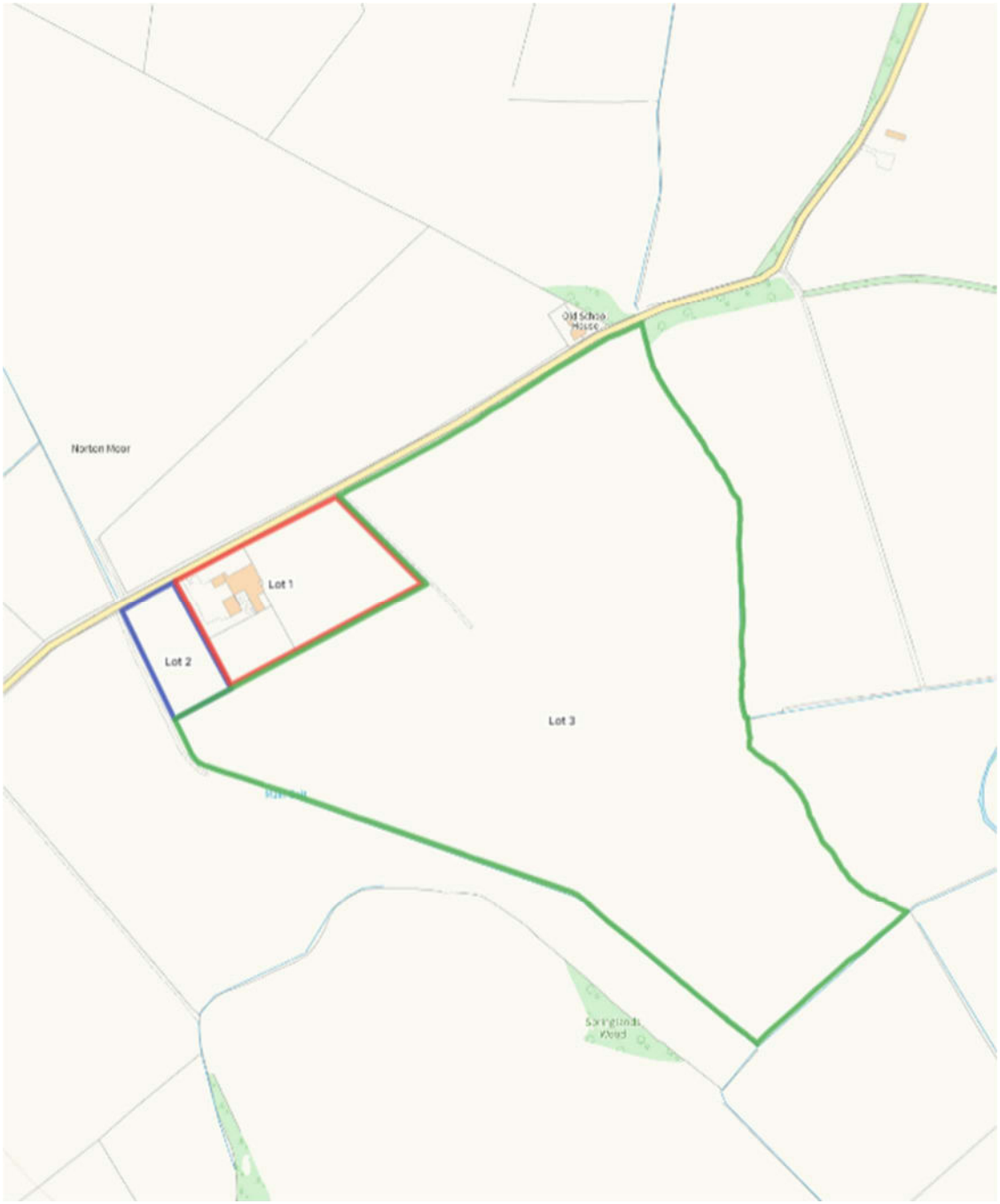
VAT

VAT is not chargeable on this property. In the event that the sale of the property or any part of it becomes a chargeable supply for the purposes of VAT, such tax is to be payable in addition.



Key

Yellow – Covered Handing Yard (50ft x 30ft)
Green – Muck Store (65ft x 50ft)
Blue – WW2 Buildings
Red – Livestock Building (120ft x 80ft)



Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







