

CLUBLEYS



9.87 Acres of Land off Marketbridge Lane  
Bielby, York YO42 4JR  
For Sale by Tender - Guide Price £100,000







## LOCATION

The land is located approximately ½ mile north of the village of Bielby, approximately 3 miles south west of Pocklington, 6 miles north west of Market Weighton and 16 miles east of York.

## DESCRIPTION

The land comprises two field parcels extending to 9.87 acres (4.00 hectares) in total, divided only by an access track. There is a 6.67 acre parcel which fronts onto Marketbridge Lane and is bounded by Bielby Beck to the south. The second parcel extends to 3.20 acres and is bounded by a drainage dyke on the western boundary with Pocklington Canal just beyond.

The land is Everingham Soil Series, a deep stoneless versatile sandy soil suitable for cereals and root crops. The land is classified as Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.

The land is currently agricultural land but could be suitable for other amenity or leisure uses subject to obtaining any necessary consents.

## ACCESS

The land has frontage to and access from Marketbridge Lane.

## SERVICES

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

## DESIGNATIONS

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

## BASIC PAYMENT & AGRI-ENVIRONMENT SCHEMES

The land has been claimed against for the Basic Payment Scheme but is not included in any Agri Environment /Stewardship Scheme.

Subsidy entitlements are not included in the sale but may be available by separate negotiation.



**RESERVED RIGHTS**

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

**SPORTING & MINERAL RIGHTS**

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

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

There is a right of way along the northern edge of the first field parcel which then divides the two field parcels to allow access to the agricultural field to the south west. The right of way is shown brown on the sale plan.

We are not aware of any other 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.

**TENURE**

Freehold with Vacant Possession.

**METHOD OF SALE**

The land is offered for sale by Informal Tender with a deadline for offers of 12 noon on Thursday 25th August 2022.

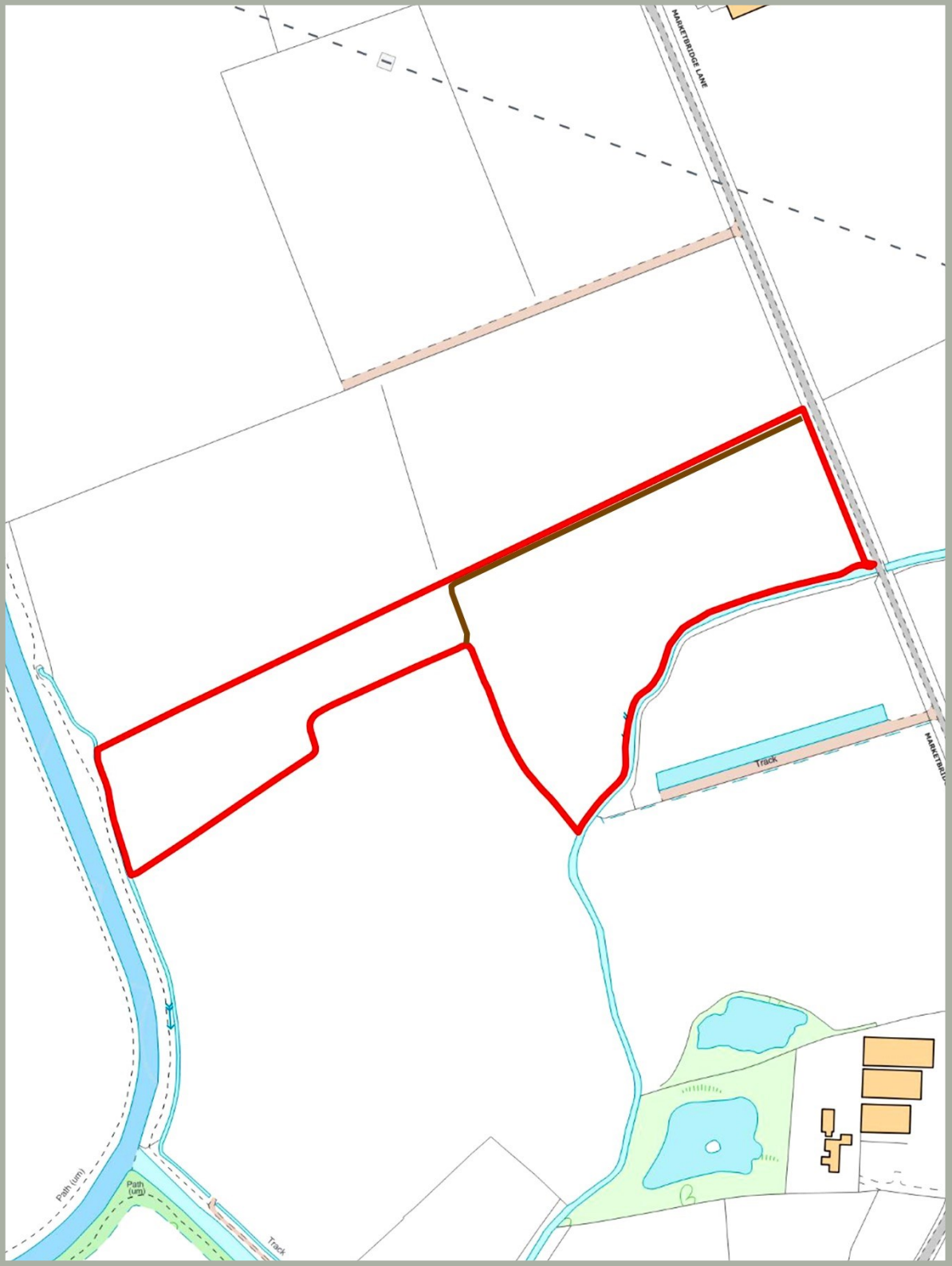
All tenders should be submitted to the Agent’s Market Weighton office in a sealed envelope marked ‘Tender - 9.87 Acres Land at Bielby’ before the Tender deadline or as an attachment to an email addressed to [j.wood@clubleys.com](mailto:j.wood@clubleys.com) headed ‘Tender - 9.87 acres Land at Bielby’.

**GUIDE PRICE**

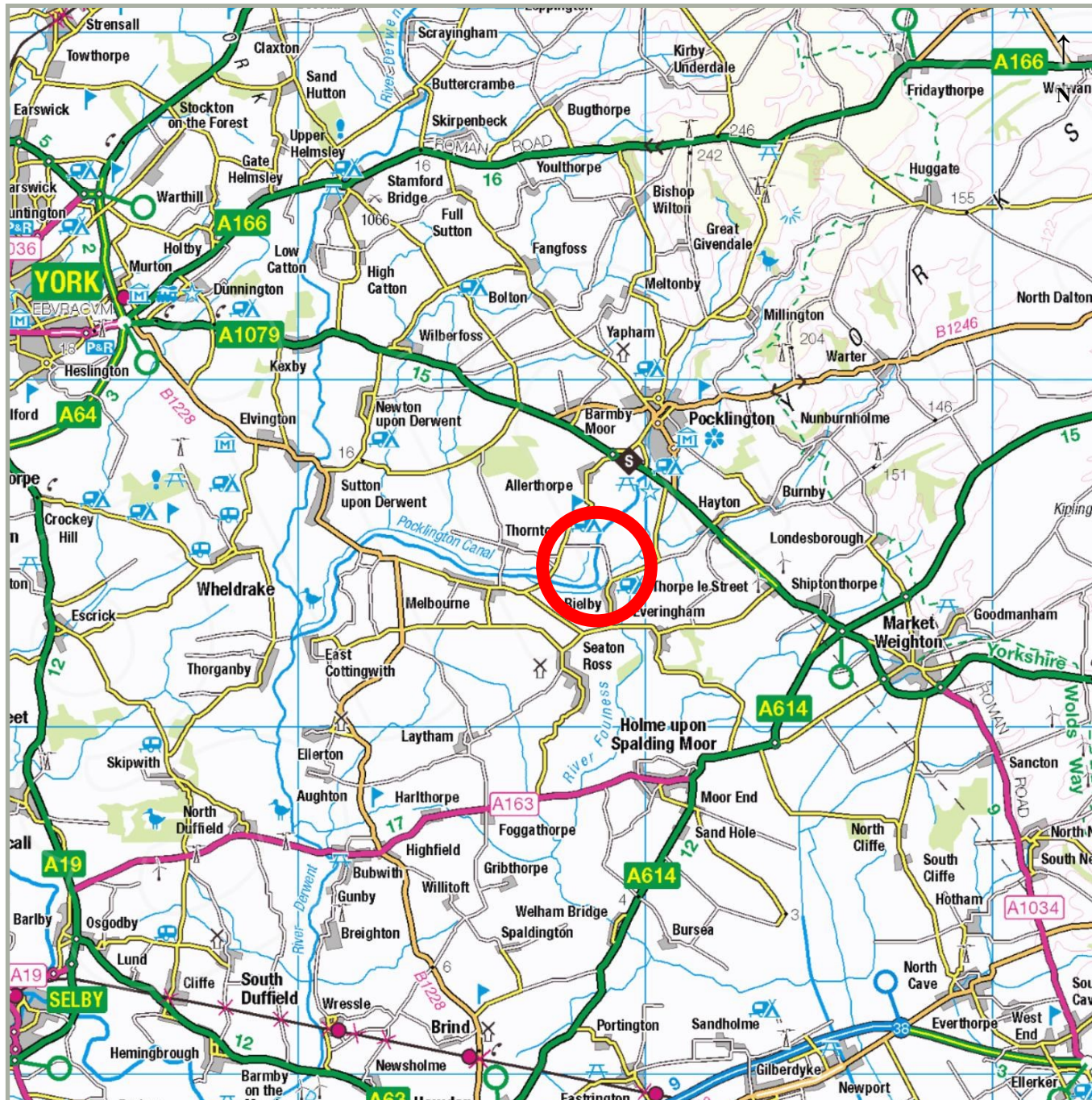
The land is offered for sale by Tender with a guide price of £100,000.

**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.



## LOCATION PLAN



# CLUBLEYS

Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

60-64 Market Place  
Market Weighton  
York

YO43 3AL

01430 874000

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