



58.71 acres of Grade 2 arable land at Acomb, York

StephensonsRural

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Est. 1871



## 58.71 acres of Grade 2 productive arable land at Acomb, York

A rare opportunity to acquire 58.71 acres (23.76 hectares) of productive and versatile arable land located just outside the York Ring Road at Acomb, to the west of the city of York.

**Guide Price: £470,000**

York Auction Centre, Murton  
York YO19 5GF

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[stephenson.co.uk](http://stephenson.co.uk)



### Solicitors

Grays Solicitors  
Duncombe Place  
York  
YO1 7DY



**StephensonsRural**







### Description

Accessed directly off the A1237 (York Ring Road), the land comprises one large arable field that has been farmed as two in recent years. The majority of the land has recently been down to Barley with Potatoes grown this last year on the southern parcel.

### Land Schedule

NG Ref	Description	Area	
		Ha	Ac
NG9891	Arable	23.76	58.71
<b>Total:</b>		<b>23.76 ha</b>	<b>58.71 ac</b>

### Soil Type & Grade

The land is classified as Grade 2 according to the Agricultural Land Classification Maps. The land is within the Wigton Moor soil series which is a versatile loamy soil suitable for arable and root cropping.

### Stewardship

The land is not currently within any Stewardship Schemes but has been well managed and maintained by the current owners.

### Tenure

Freehold with vacant possession on completion.

### Wayleaves and Easements

The land is sold subject to all wayleaves and easements whether mentioned in these sale particulars or not.

### Public & Private Rights of Way

We understand there are no public or private rights of way affecting the land.

### Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

### Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ which will limit excessive fertiliser application.

### Viewing and Registration

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale.

Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates.

### Local Authority

City of York Council, West Offices, Station Rise, York YO1 6GA  
Tel: 01904 551550

## Cropping Schedule

NG Ref	Area		Cropping History		
	Ha	Ac	2024	2023	2022
NG9891	8.00	19.77	Maize	Potatoes	Wheat
NG9891	15.76	38.94	Spring Barley	Spring Barley	Wheat
<b>Total:</b>	<b>23.76 ha</b>	<b>58.71 ac</b>			



## VAT

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.

## Entry to the Land

The Purchaser is to be given entry to the Land on completion.

## Method of Sale

The land is offered for sale by private treaty. The vendors reserve the right to conclude the sale by whatever method they deem appropriate.

## Anti-Money Laundering Regulation

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

## Photographs

Drone photographs were taken on Friday 29<sup>th</sup> March 2024.

## Vendor's Solicitor

Grays Solicitors, Duncombe Place, York, YO1 7DY

FAO: Angela Reinholz  
t: 01904 634771

## Agent Contacts

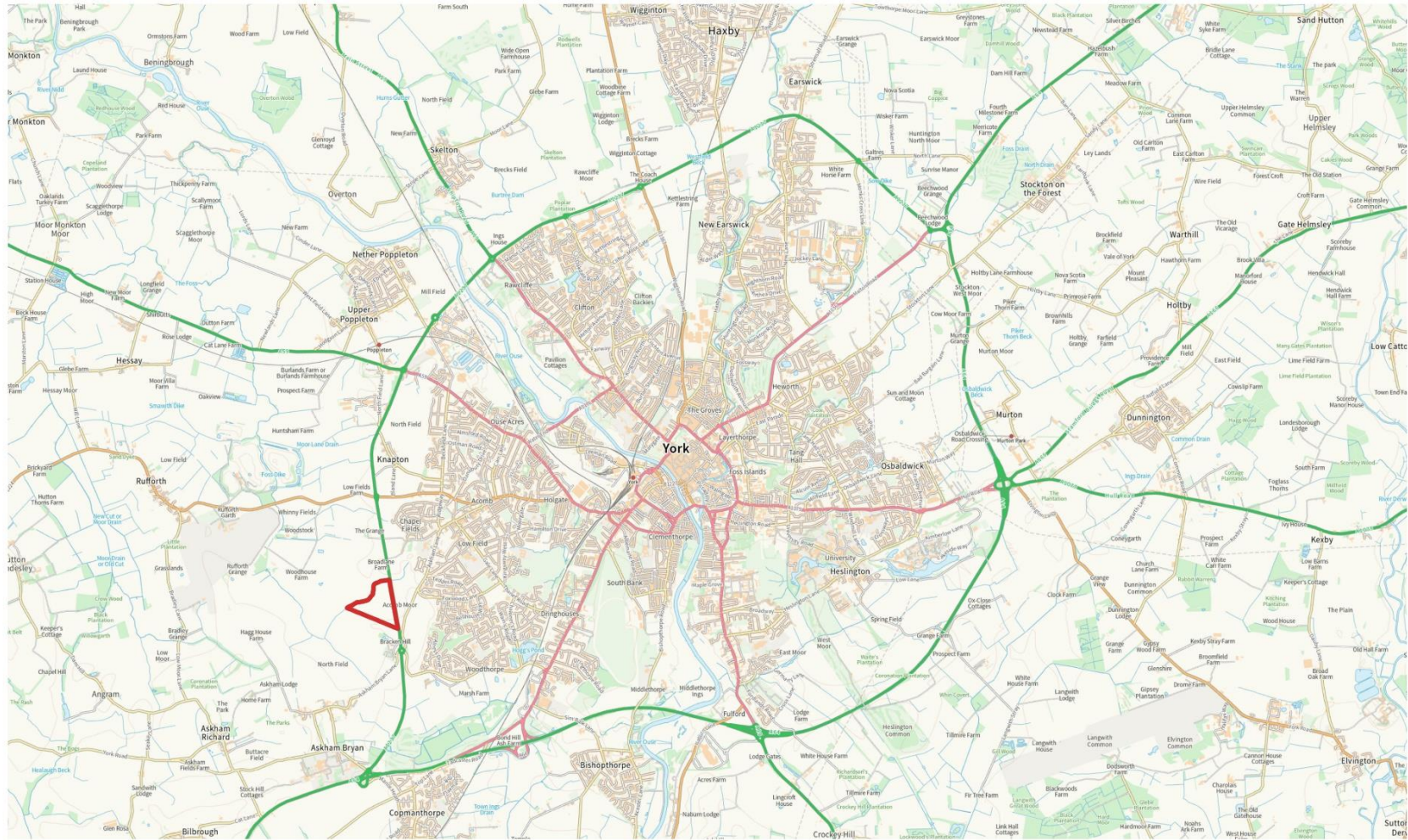
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## Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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