LAND AT SHIPTON BY BENINGBROUGH, YORK



DREW & CO

THE RURAL PROFESSIONALS

Well-Located 18.27 Acres (7.39 Hectares) of Productive Grade 3 Arable Land

Excellent amenity & natural capital potential

For Sale as a whole





Land at Shipton By Beningbrough, York

Grade 3 arable land with versatile potential

Extending to 7.39 Hectares (18.27 acres)

Suitable for arable cropping or grassland use.

Situated on the edge of Shipton by Beningbrough, just a short distance from York.

Convenient access onto East Lane.

Attractive to farmers, investors or those seeking amenity land.

Easy reach of major routes connecting York and surrounding areas.

A desirable location in sought-after rural area.

FOR SALE AS A WHOLE

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THE RURAL PROFESSIONALS

Bullamoor Farm, Bullamoor, Northallerton, North Yorkshire, DL6 3QP
Tel: 01609 633056 - www.drew-co.co.uk - giles@drew-co.co.uk

Introduction
This sale presents a rare opportunity to acquire a productive block of Grade 3 arable land extending to approximately 18.27 acres (7.39 hectares). The land is situated on the edge of the well-regarded village of Shipton by Beningbrough and enjoys excellent access onto East Lane. Its size, shape, and quality make it suitable for a range of agricultural uses, whether arable cropping, grassland, or amenity purposes. Conveniently located within easy reach of York and major transport routes, this parcel offers an attractive prospect for farmers, investors, and lifestyle purchasers alike.

Situation
The land is positioned just outside Shipton by Beningbrough, a sought-after North Yorkshire Village with a strong rural community and good local amenities. The property benefits from excellent transport links, with the A19 providing direct access to York, Easingwold, and Thirsk, as well as connecting to the wider regional road network. Its location offers both the benefits of a peaceful countryside setting and the convenience of quick access to urban centres, making it practical and strategic acquisition for a wide range of purchasers.

Description
The property comprises a level and regularly shaped block of arable land extending to approximately 18.27 acres (7.39 hectares). Currently, the land is down to permanent grass and has been unmanaged for a couple of years, the land provides excellent grazing potential or the opportunity to convert back to arable use. Classified as Grade 3 under the Agricultural Land Classification, the land is capable of supporting a wide range of agricultural uses. It enjoys good road frontage and is easily accessible for modern agricultural machinery. The field boundaries are well-defined, and soil is of good quality capable of growing a variety of cereal crops.

Plans & Areas
The Plans are provided for identification only. We have carefully checked the details but potential purchasers must satisfy themselves with the property.

What3words
To the access gate: ///giants.resonated.trimmer

Wayleaves, Easements & Rights of Way
The land is sold subject to and with the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.
Footpath NY|10.129|5/1 runs diagonally across the field from the access to the Eastern boundary.

Planning
No planning permission currently exists on the land any parties interested in development should make their own enquiries.

Schemes
The land is not currently entered into any environmental, stewardship, or other agri-environmental schemes, providing the purchaser with a blank slate and the flexibility to enter into such schemes in the future if desired.

Services
There are no mains services connected to the land. It is believed mains water & electricity are located close by purchasers should make their own enquiries as to possibility of connected services.

Access:
The land is accessed directly from East Lane via a well-defined gateway, providing convenient entry for agricultural machinery and vehicles. The access is considered suitable for a range of farming and land management operations.

Local Authority
The property falls within the jurisdiction of North Yorkshire Council (Hambleton). All local planning, building, and land management enquiries should be directed to the council.

Boundaries
The property is enclosed by mature hedgerows, which define the boundaries and provide both privacy and shelter. The Vendor will sell all boundaries for which they have an interest in.

Timber, Minerals & Sporting
The Timber, Minerals & Sporting rights are to be included with the freehold as far as they are owned.

Tenure
The land is freehold with vacant possession upon completion.

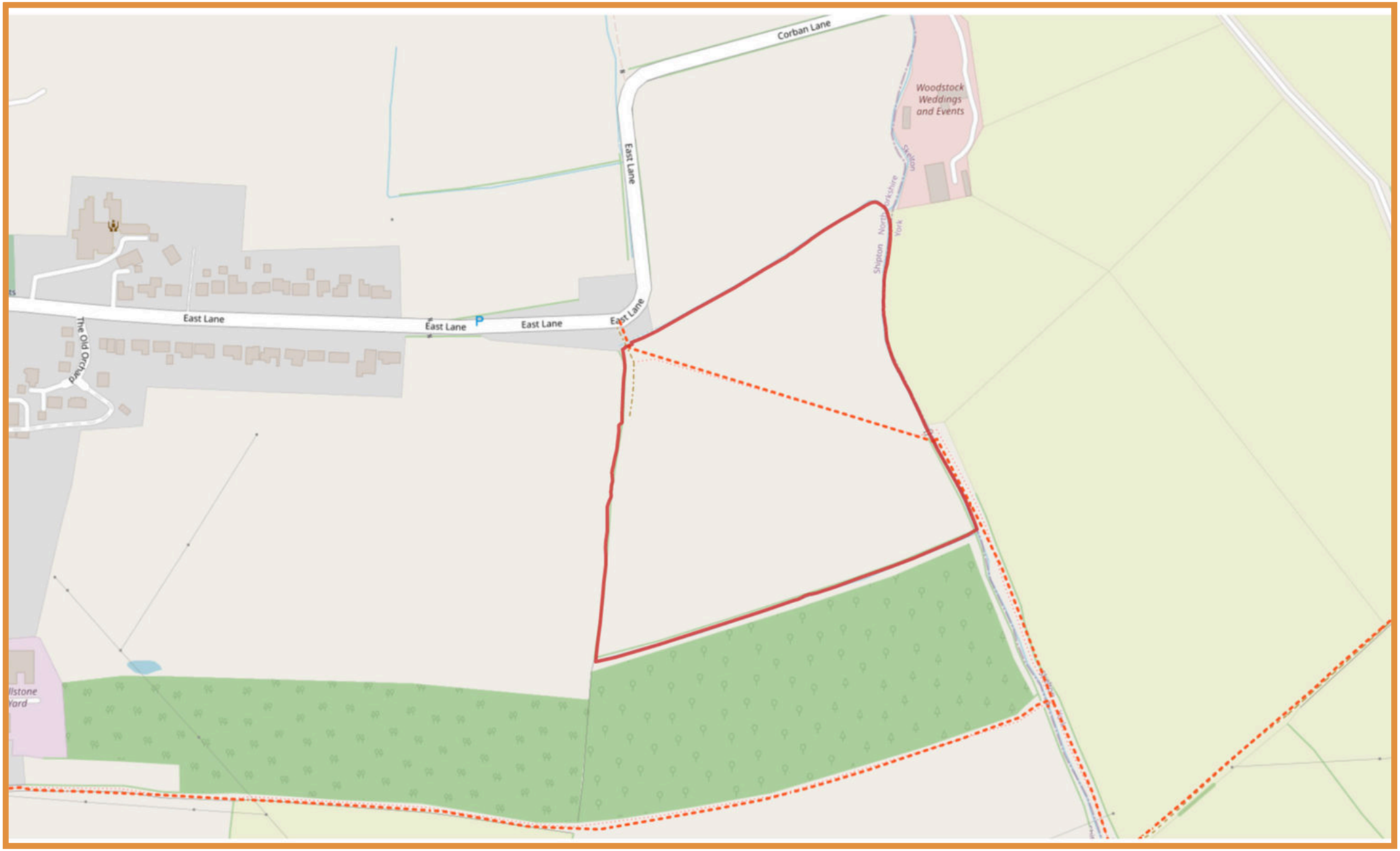
Method of Offering
The Property is initially offered for sale by private treaty we reserve the right to conclude the sale by other methods. We urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded. All expressions of interest should initially be directed to:
Giles Drew MRICS FAAV FLAA. giles@drew-co.co.uk

Vendors Solicitor
Crombie Wilkinson Solicitors
Forsyth House
3 Market Place
Malton
YO17 7LP

Viewings
People wishing to view may so at any reasonable time whilst carrying a copy of these particulars.
Please be considerate and shut the gate when entering / leaving the land.

Anti Money Laundering
Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.

Uplift Clause
The sale of this land will be subject to an uplift (overage) provision whereby the seller will be entitled to 30% of any increase in value arising from the grant of planning permission or development of the property, for a period of 30 years from the date of sale. This does not apply to changes of use for equestrian or amenity purposes.



Field Number	Cropping	Hectares	Acres	Scheme
SE5658 0081	Permanent Grassland	7.39	18.27	N/A
	TOTAL	**7.39**	**18.27**	



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IMPORTANT NOTICE
Drew & Co UK Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.