



Land and Buildings at Ellerton and East Cottingwith

York, East Yorkshire

**Carter Jonas**

# Land and Buildings at Ellerton and East Cottingwith York East Yorkshire YO42 4PN

Partially equipped dairy  
unit with potential for beef  
enterprise.

The sale of the land and buildings at Ellerton  
and East Cottingwith offers an excellent  
opportunity to acquire a partially equipped  
agricultural holding in East Yorkshire.

The buildings have been used as a self-  
contained dairy unit and comprise a versatile  
range of modern buildings which are equally  
suited to alternative agricultural enterprises  
including as a beef fattening unit.

The land comprises a mixture of improved  
land used for arable and maize cropping  
together with permanent grassland and  
woodland.

In all extending to 302.10 acres (122.25  
hectares).

For sale by private treaty as a whole or in up  
to 3 lots.

Carter Jonas



**Location**  
The Property is located in open  
countryside in the county of East  
Yorkshire.  
  
Lot 1 (land and buildings at Ellerton) is  
situated approximately 1.8 miles to the  
east of the village of Ellerton.  
  
Lots 2 and 3 are situated approximately  
1 mile to the south of the village of East  
Cottingwith.  
  
The market town of Selby is situated  
approximately 12 miles to the south-west.

Lotting Summary

Lot 1

Lot 1 comprises a partially equipped dairy farm comprising a self-contained dairy unit together with agricultural land extending in all to approximately 265.91 acres (107.61 hectares).

The buildings comprise a modern range of dairy buildings with capacity for 300 cows located within a compact yard area to the centre of the Property. The farmstead area is partially concreted with some stone hard standing. We understand grant funding has been obtained for further concreting works in front of the silage clamps in future.

The buildings are as summarised below:

The land extends in all to approximately 265.91 acres (107.61 hectares) and is made up of 88.20 acres (35.69 hectares) of arable land, 164.62 acres (66.62 hectares) of improved grassland and 13.09 acres (5.30 hectares) of woodland.

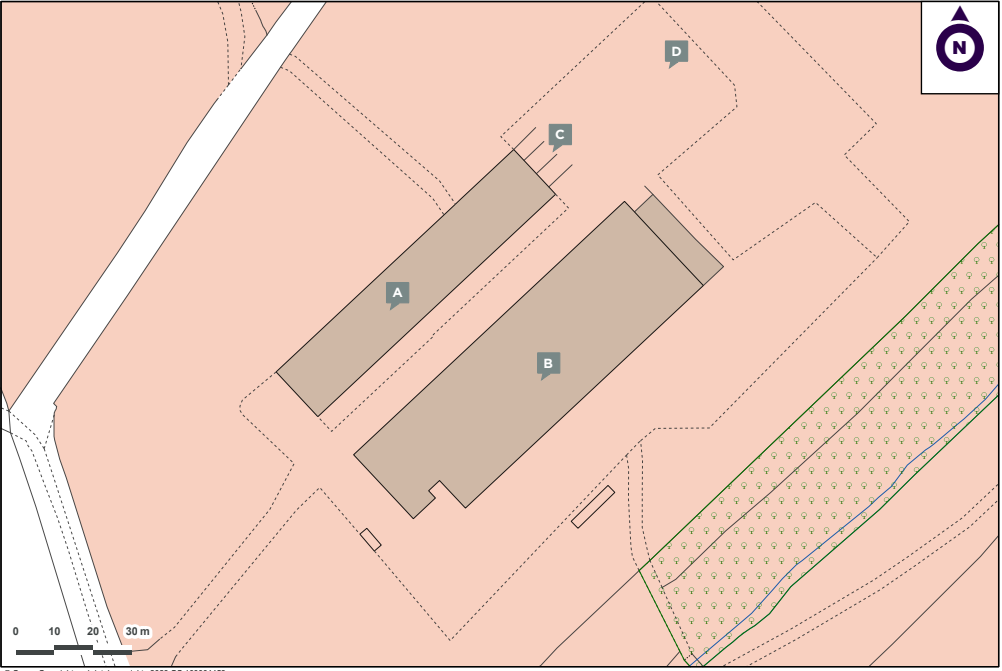
The land is classified as Grade 4 as defined by the former Ministry of Agriculture Fisheries and Food Land Classification Map and is predominantly suitable for permanent pasture with some occasional arable cultivation. The land is predominantly bordered by mature hedgerows and woodland.

The underlying soil type is classed as being part of the Foggathorpe 2 soil series which is described as a slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soils and summarised as being suitable for cereals and grassland with stock rearing.

The land is generally level and sits between 5 metres and 8 metres above sea level.

We understand that a number of the ditches are maintained by the Internal Drainage Board with drainage rates payable.

| Label | Type of Building                                  | Area (m <sup>2</sup> ) | Area (ft <sup>2</sup> ) | Description                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------|---------------------------------------------------|------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A     | Loose Housing                                     | 1,753                  | 18,869                  | A 14 bay steep portal building with profile sheet roof and Yorkshire boarding cladding, concrete panel walls, covered front feed stance and concrete floor. There are underground storage tanks to collect liquid slurry and dirty water.                                                                                                                                                                                                |
| B     | Loose housing/ cattle handling/ parlour and dairy | 2,769                  | 29,805                  | A 16 bay steep portal building together with rear lean to with profile sheet roof and Yorkshire boarding cladding, concrete panel walls, covered front feed stances and concrete floor. The building includes loose housing, collecting yard, Fullwood 20/40 swing over parlour, dairy with two bulk tanks, cattle handling facilities and secure storage. There are underground storage tanks to collect liquid slurry and dirty water. |
| C     | Concrete panel feed storage                       |                        |                         | Three bays of open concrete panel storage with concrete floors.                                                                                                                                                                                                                                                                                                                                                                          |
| D     | Silage Clamp                                      |                        |                         | Hard standing and earth bung silage clamps to the north of the buildings.                                                                                                                                                                                                                                                                                                                                                                |
| Total |                                                   | 4,522                  | 48,674                  |                                                                                                                                                                                                                                                                                                                                                                                                                                          |





**Lot 2**  
Lot 2 comprises a ring-fenced parcel of arable land extending in all to approximately 28.39 acres (11.49 hectares).

The land is classified as Grade 3 as defined by the former Ministry of Agriculture Fisheries and Food Land Classification Map.

The underlying soil type is classed as being part of the Newport 1 soil series which is described as a deep stoneless fine sandy soils affected by groundwater and associated with similar well drained soils summarised as being suitable for cereals, potatoes and sugar beet.

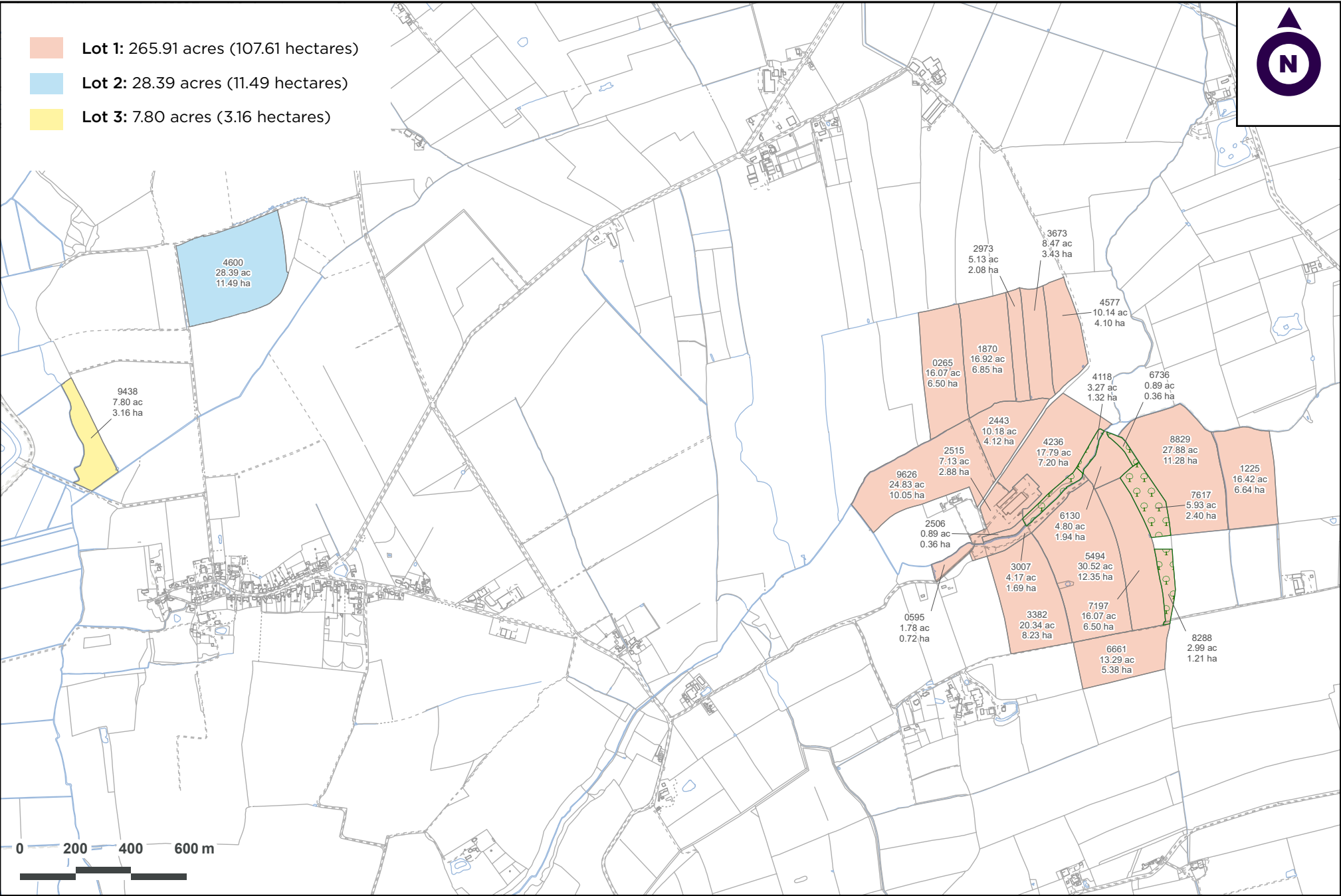
The land is situated at approximately 9 metres above sea level and is accessed from Hags Lane.

**Lot 3**  
Lot 3 comprises a parcel of ings grassland extending in all to approximately 7.80 acres (3.16 hectares).

The land is classified as Grade 3 as defined by the former Ministry of Agriculture Fisheries and Food Land Classification Map.

The underlying soil type is classed as being part of the Fladbury 3 soil series which is described as a stoneless clayey, fine silty and fine loamy soil affected by groundwater associated with flat land and a risk of flooding summarised as being suitable for stock rearing on permanent grassland with occasional winter cereals.

The land is situated at approximately 5 metres above sea level and is accessed from Ings Lane.





**Method of Sale**

The property is offered for sale by private treaty as a whole or in up to 3 lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

**Tenure & Possession**

The land is sold freehold with the benefit of vacant possession on completion.

**Basic Payment Scheme**

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the Vendor.

**Environmental Schemes**

The land is entered into an Entry Level plus Higher Level Stewardship Agreement.

**Designations**

Lot 3 (the Ings grassland at East Cottingwith) is designated as being part of the Site of Special Scientific Interest (SSSI) known as Derwent Ings.

**Ingoing Valuation**

In addition to the purchase price, the Purchaser will be required to pay for any growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is higher) where applicable.

**Services**

Electricity is supplied to the farm buildings via a diesel powered generator and the property is connected to a mains supply of water together with connection to a private borehole water supply.

**Wayleaves, Easements, & Rights of Way**

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

**Health & Safety**

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

**VAT**

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

**Sporting Rights**

The sporting rights are included in the sale in so far as they are owned.

**Mineral Rights**

The mineral rights are included in the sale in so far as they are owned with the exception of Lot 3 where they are reserved to a third party.

**Local Authority**

East Riding of Yorkshire Council  
www.eastriding.gov.uk

**Viewings**

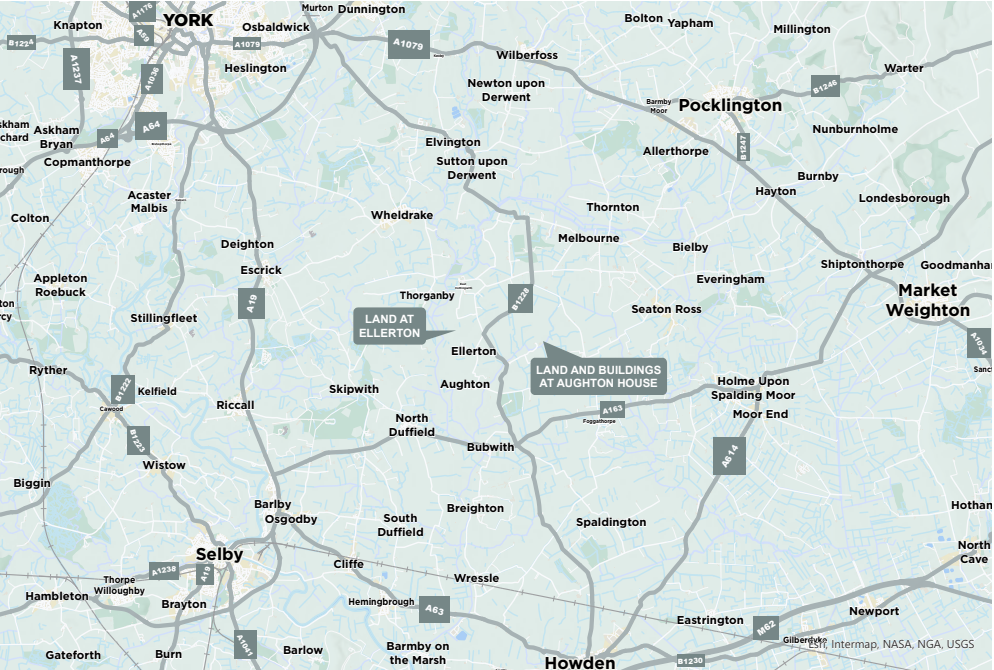
Viewings are strictly by prior appointment through the selling agents.

**Directions**

**Lot 1:** YO42 4PN  
**Lots 2 and 3:** YO42 4TT



**Lot 1:** ///noise.inserting.gong  
**Lot 2:** ///employers.rehearsed.hugs  
**Lot 3:** ///cape.revise.lamplight





## Harrogate

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## National Rural Agency

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