

Land and Buildings at Ellerton and East Cottingwith | York, East Yorkshire | Carter Jonas

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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 281.96 acres (114.10 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 245.77 acres (110.94 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 245.77 acres (110.94 hectares) and is made up of 235.74 acres (95.37 hectares) of arable/improved grassland and 10.10 acres (4.09 hectares) of wood.

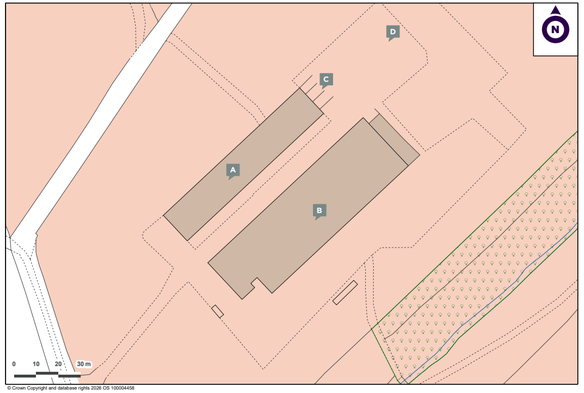
The land is classified as Grade 4 as defined by the former Ministry of Agriculture Fisheries and Food Land Classification Map and is predominantly suitable for permanent pasture with some occasional arable cultivation. The land is predominantly bordered by mature hedgerows and woodland.

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^2)	Area (ft^2)	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**	



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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.

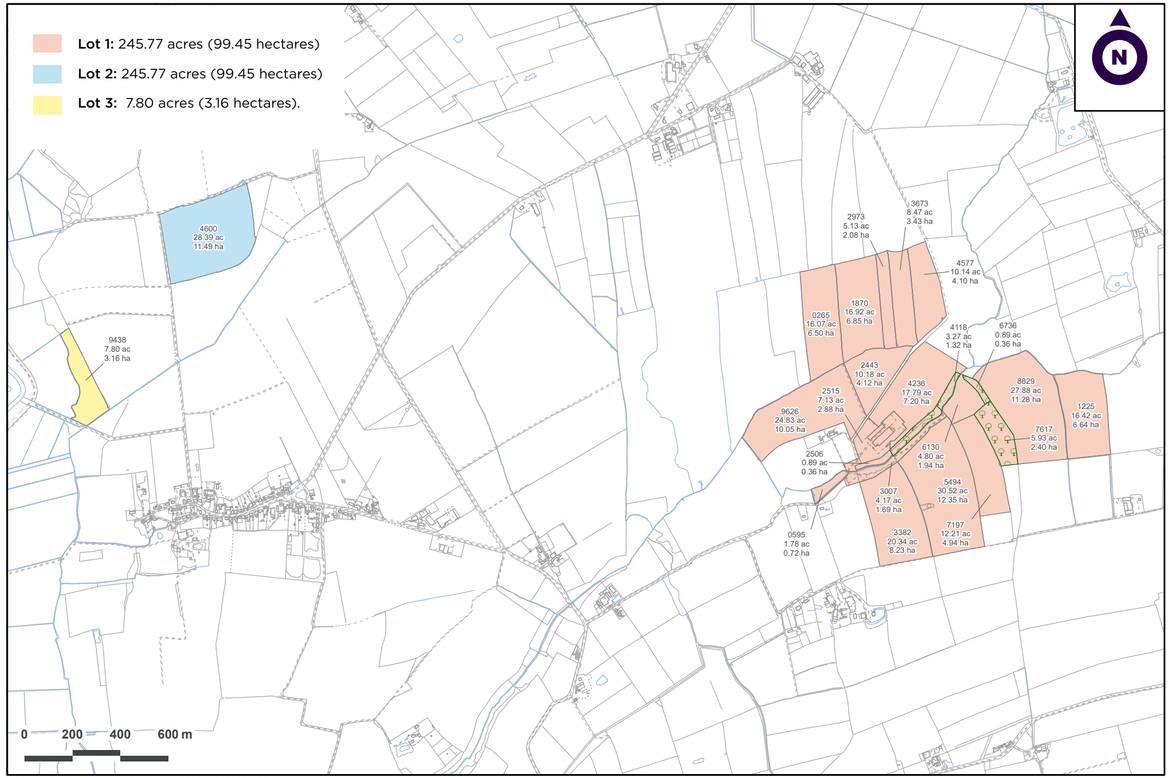
The land is situated at approximately 9 metres above sea level and is accessed from Hags Lane.

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.



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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.

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

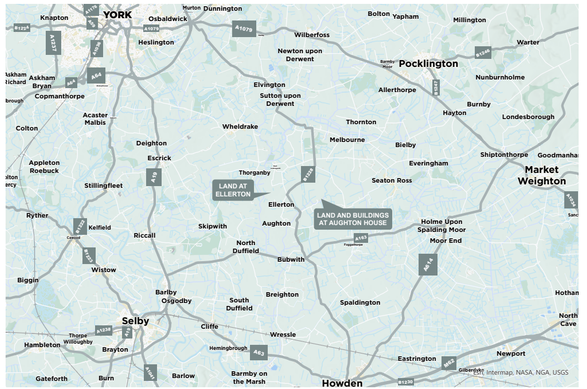
Viewings are strictly by prior appointment through the selling agents.

Directions

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

what3words

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





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