

# MEADOWBANK FARM, SCOREBY, GATE HELMSLEY, YORK, YO41 1NP 105.13 AC (42.55 HA)



A versatile mixed farm with an excellent range  
of farm buildings, arable and grassland  
and fishing rights on the River Derwent

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE : £1,150,000**

**Stephenson**  
Est 1871 & son

## General Information

### Location:

Meadowbank Farm is located in Scoreby, Gate Helmsley immediately west of Stamford Bridge. The farm is accessed off Scoreby Lane which leads directly on to the A166 towards York and Driffield. York is 6 miles west of the farm.

### Description:

A versatile farm comprising an excellent range of modern livestock buildings, 102.68 acres laid to arable and grass and fishing rights on the River Derwent all within a ring fence.

### Directions:

From the A166 take Scoreby Lane south and follow for 1 mile. Take the private road on the left and continue along for 200 metres until you reach the farmstead. The postcode is YO41 1NP.

### Services:

There is mains electricity and water to the farm buildings. In addition water is laid to field 3652.

### Tenure:

Freehold with vacant possession on completion.

### Wayleaves & Easements:

There are electricity wayleaves crossing fields 3652, 1545, 0246 and 4601.

### Rights of Way:

There is a public footpath running north to south by the River Derwent.

### The Land:

The arable land extends to approximately 45.11 acres and the grassland 57.47 acres. The land is classified as Grade 3 on the Agricultural Land Classification and is within the Everingham Soil Series which is defined as deep stoneless permeable fine sandy soil.

The arable land is capable of growing root crops including potatoes and all of the land has benefited from the application of farmyard manure over a long period of time.



### Land Schedule:

Field No	Land Use	Ha	Ac
4601	Permanent Grass	8.46	20.90
3962	Permanent Grass	0.26	0.64
3652	Permanent Grass	14.54	35.93
0012	Permanent Grass	0.04	0.10
2873	Arable	4.63	11.44
9463	Arable	3.72	9.19
0246	Arable	4.02	9.93
1545	Arable	5.89	14.55
0324	Farmstead	0.99	2.45
<b>Total</b>		<b>42.55</b>	<b>105.13</b>



### Basic Payment Scheme:

The land is registered with the RPA for Basic Payment Scheme purposes. The entitlements are included in the sale for a fee of £150 + VAT for transferring the entitlements payable by the purchaser.

### Fishing Rights:

Fishing rights along the single bank of the River Derwent are included in the sale and are currently let for the season. Access to the fishing rights is via a shared access with the sewage works, as shown brown on the plan overleaf.

### Restrictive Covenant:

The land is sold subject to a restrictive covenant preventing the use of the farm for intensive pig and poultry enterprises.



### The Farm Buildings:

The homestead is set approximately 200 metres inland at the end of a well maintained stoned access driveway. The livestock buildings are surrounded by large areas of hard standing, are well laid out with a good cattle race and handling facilities. The buildings are currently used for the fattening of cattle, however would be suitable for all livestock enterprises. The buildings comprise:

Covered Stockyard (1): 60' x 40' (18m x 12.5m)

Modern, steel portal framed building under a fibre cement clad roof. The building is open to the east elevation; the western elevation adjoins a lean-to (16' x 90' (5m x 27m)), used for the delivering of feed to the covered stock yard. The building has the capacity to provide accommodation for approximately 70 fattening cattle.

Covered Stockyard (2): 90' x 55' (27m x 16.5m) and is of similar construction.

The building has the capacity for approximately 90 fattening cattle.

Covered Stockyard (3): 90' x 55' (27m x 16.5m), although is of similar construction, it is a more recently constructed addition to the farm with feed passage running along the length of the yard. The yard has the capacity to accommodate approximately 90 fattening cattle.

Covered Stockyard (4): 90' x 55' (27m x 16.5m) modern steel portal framed building under a steel sheet roof with feed passage, concrete panel walls and access to grassland. The yard has the capacity to accommodate approximately 50 cows and calves.

General Purpose Store

and Isolation Pen (5): 55' x 25' (16m x 7m)

Timber construction, side cladding and concrete panel walls, under a fibre cement roof.

Grain Storage Shed (6): 16' x 33' (5m x 10m) is a steel portal frame construction under a fibre cement clad roof.

2 Open Bulk Feed

Storage Bays (7):

50' x 26' (16m x 8m).

Straw / Silage Clamp (8):

Open yard area.

Cattle Handling (9):

Steel cattle race and holding pen.



### Nitrate Vulnerable Zone (NVZ):

The land is within a Nitrate Vulnerable Zone.

### Sporting and Mineral Rights:

Sporting and mineral rights are included in the sale.

### Local Authority:

City of York Council, West Offices, Station Rise, York, YO1 6GA

### VAT:

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser is additional to the purchase price.

### Vendor's Solicitor:

Harrowells Solicitors, Moorgate House, Clifton Moorgate, York, YO30 4WY

FAO: Katie l'Anson

Tel: 01904 690111

Email: [Katie.ianson@harrowells.co.uk](mailto:Katie.ianson@harrowells.co.uk)

### Viewing:

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 for this property and other available properties.

### Method of Sale: Private Treaty

Guide Price: £1,150,000

### Agent Contacts:

For further information or negotiation please contact:

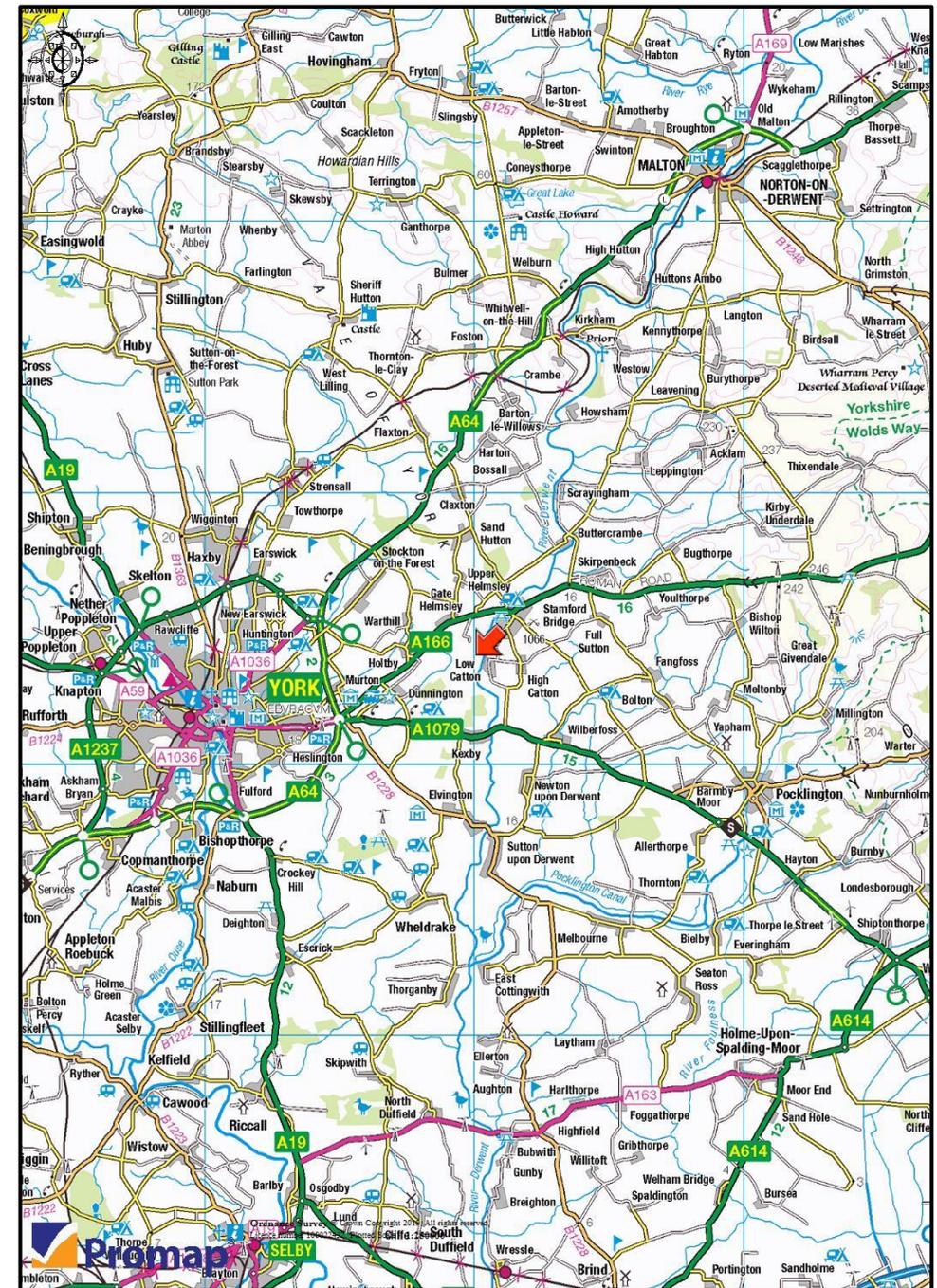
Edward Stephenson or Chloe Hayes at Stephenson & Son, York Auction Centre Office, Murton, York, YO19 5GF.

Tel: 01904 489731

Email: [edward@stephenson.co.uk](mailto:edward@stephenson.co.uk)

[chloe.hayes@stephenson.co.uk](mailto:chloe.hayes@stephenson.co.uk)

### Location Plan:

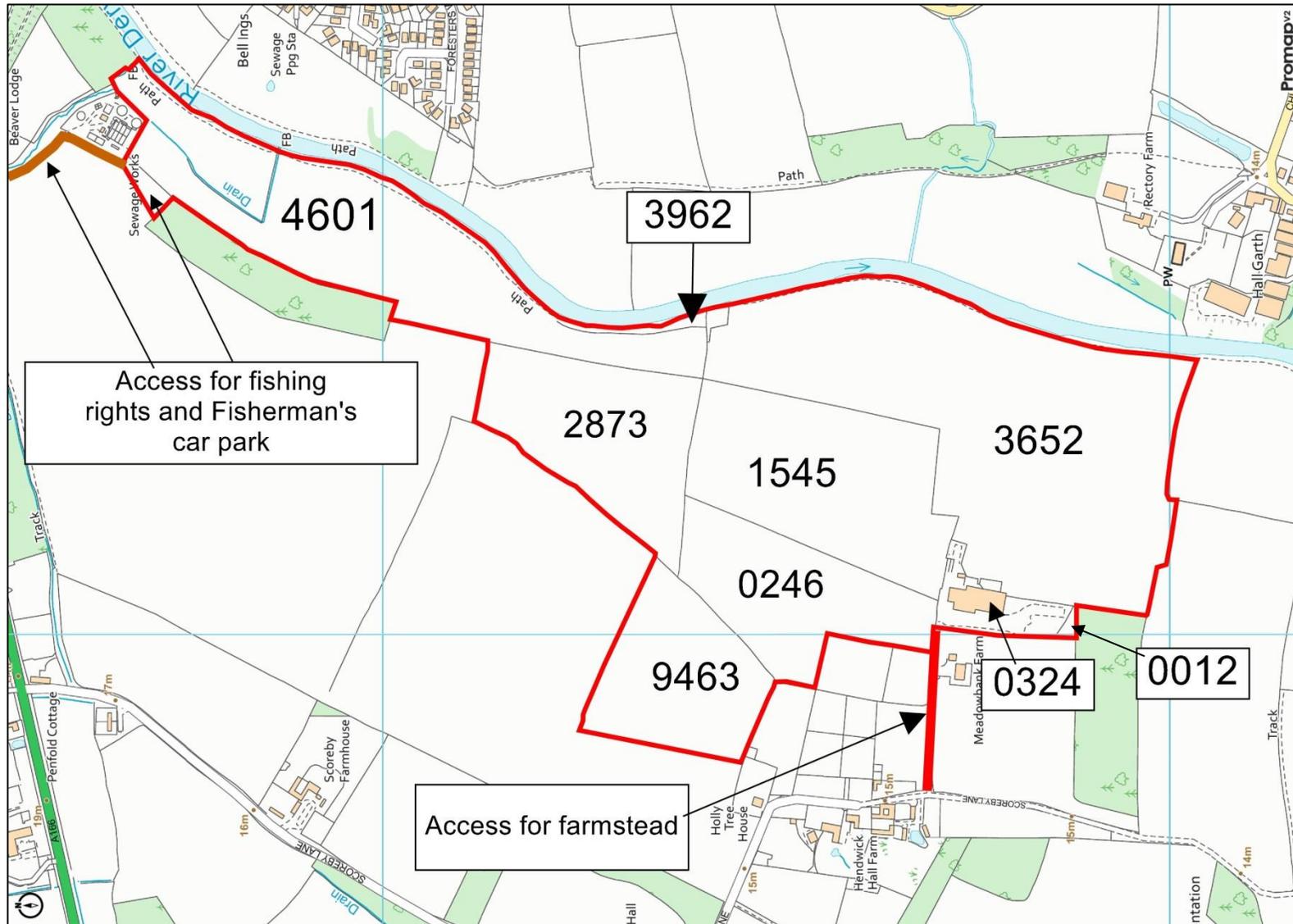


**Building Plan:**



**NOT TO SCALE FOR IDENTIFICATION ONLY**

## Farm Plan:



**NOT TO SCALE FOR IDENTIFICATION ONLY**

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