

CLUBLEYS



9.640 Acres of Land at Helperby
Easingwold, YO61 2QA
For Sale by Informal Tender





LOCATION

The property is situated approximately 11 miles south of Thirsk, 12 miles east of Ripon and five miles west of Easingwold, conveniently located between the villages of Helperby and Raskelf with connections to the A19 and A1.

DESCRIPTION

The land extends in total to 9.640 acres (3.901 hectares) or thereabouts, and comprises of two well-shaped agricultural fields benefitting from excellent road frontage onto Raskelf Road and well-defined mature hedgerow boundaries.

The soil type is Foggathorpe 2 series, being a slowly permeable stoneless clayey and fine loamy over clayey soil, suitable for cereals and grassland with stock rearing. The land is also classified as Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.

The land is currently used for agriculture but may be suitable for other uses including equestrian, amenity or leisure, subject to obtaining the necessary consents.

ACCESS

The land has road frontage to, and access from, Raskelf Road which runs between the villages of Helperby and Raskelf, with good connections to the A19 and A1.

SERVICES

We are not aware of any services connected to the property.

DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone and is therefore subject to NVZ regulations.



SPORTING & MINERAL RIGHTS

Sporting rights and mineral rights, insofar as they are owned, are included in the sale.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements, or Rights of Way which affect the property, however, the land is sold subject to, and with the benefit of, all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

TENURE

The property is available freehold with Vacant Possession upon completion.

METHOD OF SALE

The land is offered for sale by Informal Tender with a deadline for offers of 12 noon on Tuesday 1st September 2026.

All tenders should be submitted before the tender deadline, either:

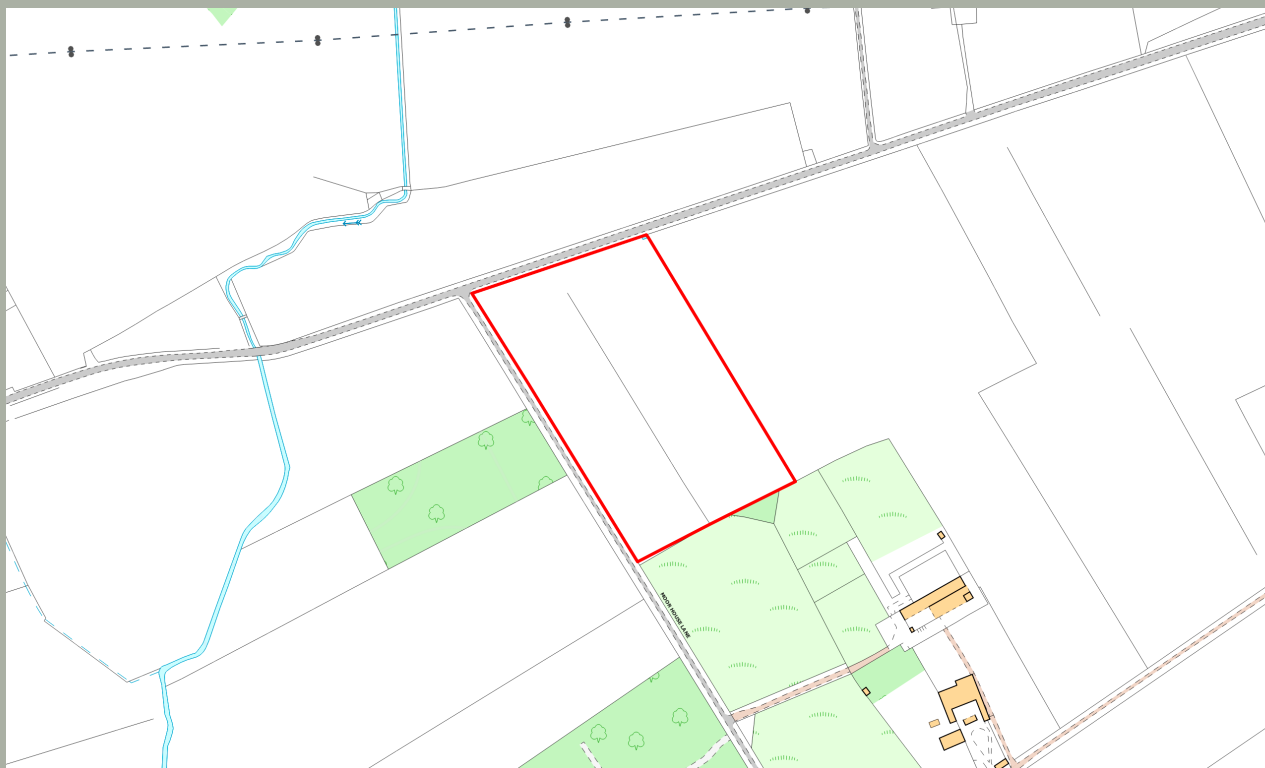
- to the Agent's Market Weighton office in a sealed envelope marked '*Tender - 9.640 acres of Land at Helperby*', or;
- as an attachment to an email addressed to j.wood@clubleys.com headed '*Tender- 9.640 acres of Land at Helperby*'

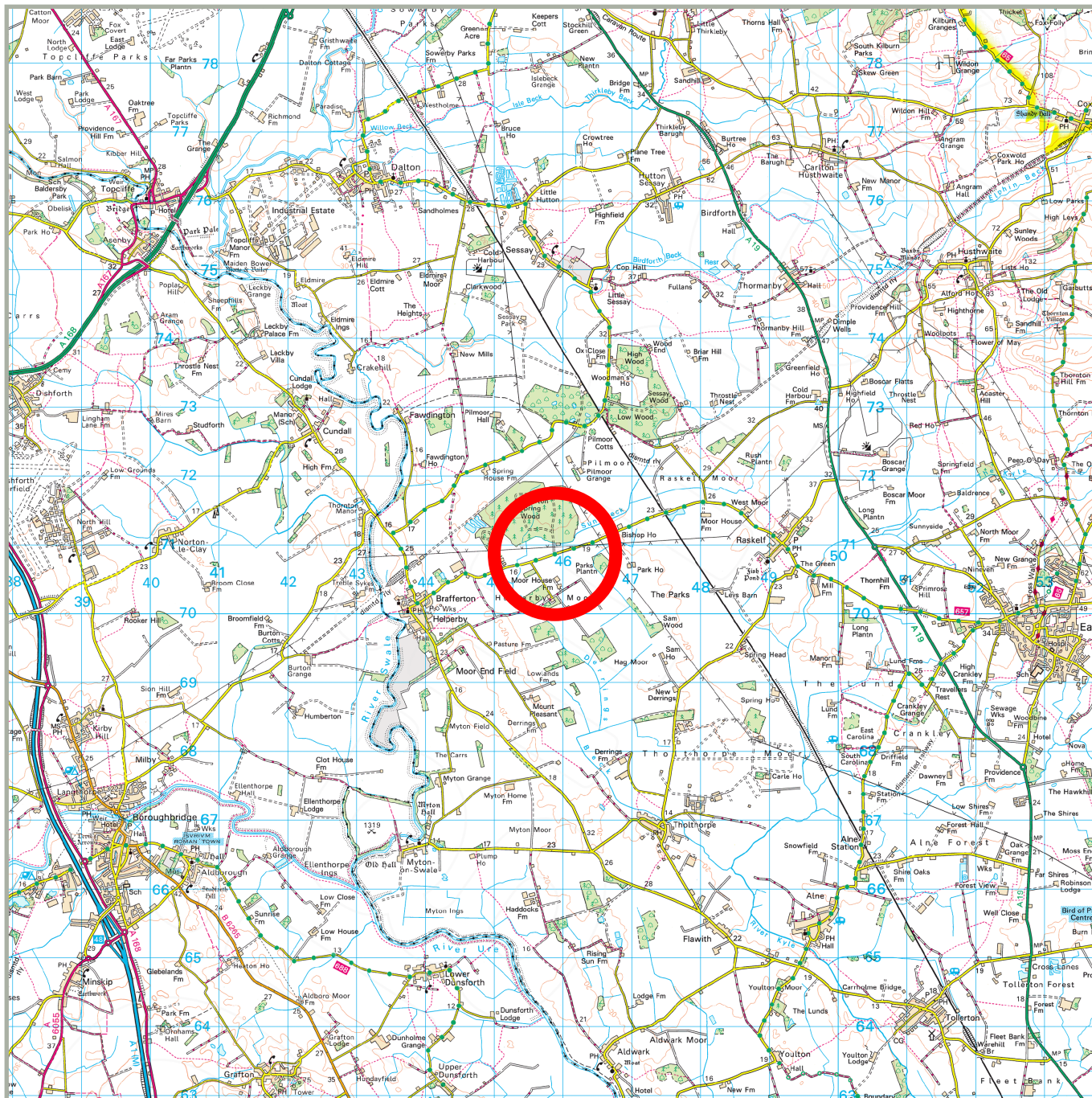
GUIDE PRICE

The land is offered for sale with a guide price of £115,000

VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.





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Estate Agents,
Letting Agents &
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