

CLUBLEYS



41.62 Acres of Strategic Land at Strensall, York
Offered as a Whole or in Four Lots
For Sale by Informal Tender



41.62 ACRES (16.84 HECTARES) OF STRATEGIC LAND AT STRENSALL, YORK

LOCATION

The land is situated in and adjoining the village of Strensall, with Lot 1 situated to the south of the railway line off Flaxton Road, and Lots 2,3 and 4 situated to the north of the railway line.

Strensall offers a large range of amenities including shops, pubs, primary school, health centre and driving range. The village of Strensall lies approximately six miles to the west of the village of Stamford Bridge and approximately five and a half miles north of the City of York which offers a comprehensive range of amenities and a major railway station.

DESCRIPTION

All the land is situated on the edge of, and adjoining the built form of Strensall. The land occupies a strategically interesting position within and adjoining the existing built form of Strensall. Its location and relationship within the village provide potential for a range of uses including for agriculture, equestrian and leisure uses, together with longer term development potential.

The land may therefore be of particular interest to developers, investors and strategic land purchasers seeking to acquire land with potential future residential, care or other development, subject to the necessary planning consents.

Interested parties are advised to make their own enquires with the Local Planning Authority regarding the development potential of the land.

LOT 1

Lot 1 extends to approximately 36.84 acres of mainly arable land with just a small amount of scrub grassland in the north east corner adjacent to the railway line.

The land is all classified as being Grade 3 on the DEFRA Provisional Agricultural Classification Maps. The soils are identified as being from the 'Everingham' association with their characteristics described as 'deep stoneless permeable fine sandy soils some with bleached subsurface horizon and groundwater controlled by ditches with a risk of wind erosion' and as suitable for 'cereals, potatoes and sugar beet'.

Access for Lot 1 is from Flaxton Road via various short lengths of track which cross the large Council owned verge.

LOT 2

Lot 2 extends to approximately 1.47 acres and is right in the heart of the village of Strensall. The land is scrub grassland and trees which fronts onto the railway on the southern boundary.

Access is from Southfields Road via a right of way over a track coloured brown on the plan. The entry to the field is very overgrown.

LOT 3

Lot 3 extends to approximately 1.80 acres and again is situated within the heart of the village. The land is scrub grassland and trees which runs up to the railway on the southern boundary.

Access is directly from Southfields Road via a single field gate. The entry to the field is very overgrown.

LOT 4

Lot 4 extends to approximately 1.51 acres and is situated in a prime location in the village. The land is permanent grassland benefitting from hedgerow and mature tree boundaries, with the southern boundary being the railway line.

Access is directly from The Village road via a set of double gates.

FLOODING

The Vendor is aware of reports of surface water run-off from Lot 1 affecting an adjoining property during periods of heavy rainfall.

Further information is available on request. The land is sold in its current condition with all defects.

LOCAL AUTHORITY

City of York

Lot Number	NG Field Number	Use	NG Area (Acres)	NG Area (Hectares)
Lot 1 (outlined red)	4937	Arable	36.84	14.91
Lot 2 (outlined yellow)	3363	Grass/Amenity	1.47	0.60
Lot 3 (outlined blue)	4771	Grass/Amenity	1.80	0.73
Lot 4 (outlined pink)	6684	Grass/Amenity	1.51	0.61



Please note the coloured line are for illustrative Purposes Only



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DEVELOPMENT CLAUSE

The land is sold subject to the Vendor retaining an overage provision for 30% of any uplift in value arising from the granting of planning permission for development, for a period of 50 years from the date of completion. The overage will not apply to agricultural or equestrian development, or outdoor leisure uses.

OUTGOINGS

The land falls within the Foss Internal Drainage Board area, therefore the land will be subject to drainage rates.

NITRATE VULNERABLE ZONES

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

RESERVED RIGHTS

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

SPORTING & MINERAL RIGHTS

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

SERVICES

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Lot 2 is accessed via a right of way (shown brown on the plan).

We are not aware of any other 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 offered for sale freehold.

Lot 1 is sold subject to an existing tenancy agreement, and a Notice to Quit has been served. Vacant possession of Lot 1 will be available from 22 October 2026. Lots 2, 3 and 4 are available with vacant possession on completion.

METHOD OF SALE

The land is offered for sale by Informal Tender, as a whole or in four lots, with a tender deadline of 12 noon on Thursday 8th October 2026.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - Land at Strensall' before the Tender deadline or as an attachment to an email addressed to c.martinson@clubleys.com headed 'Tender - Land at Strensall'.

The Vendor is not obliged to accept the highest or any tender.

GUIDE PRICE

The land is offered for sale with a guide price as follows:

- As a Whole (41.62 acres) Offers in Excess of £535,000
- Lot 1 (36.84 acres) Offers in Excess of £425,000
- Lot 2 (1.47 acres) Offers in Excess of £25,000
- Lot 3 (1.80 acres) Offers in Excess of £50,000
- Lot 4 (1.51 acres) Offers in Excess of £35,000

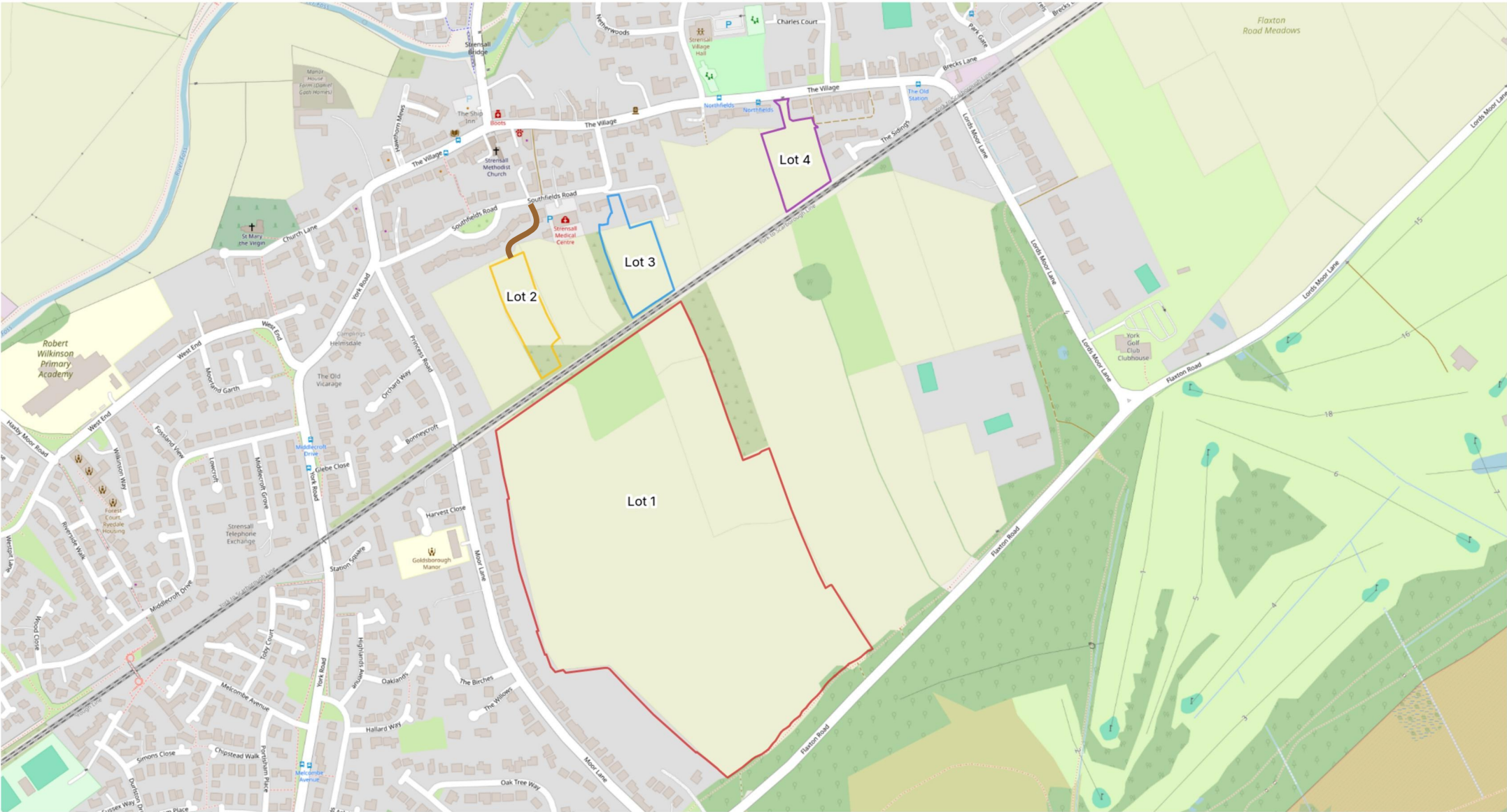
VIEWINGS

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.

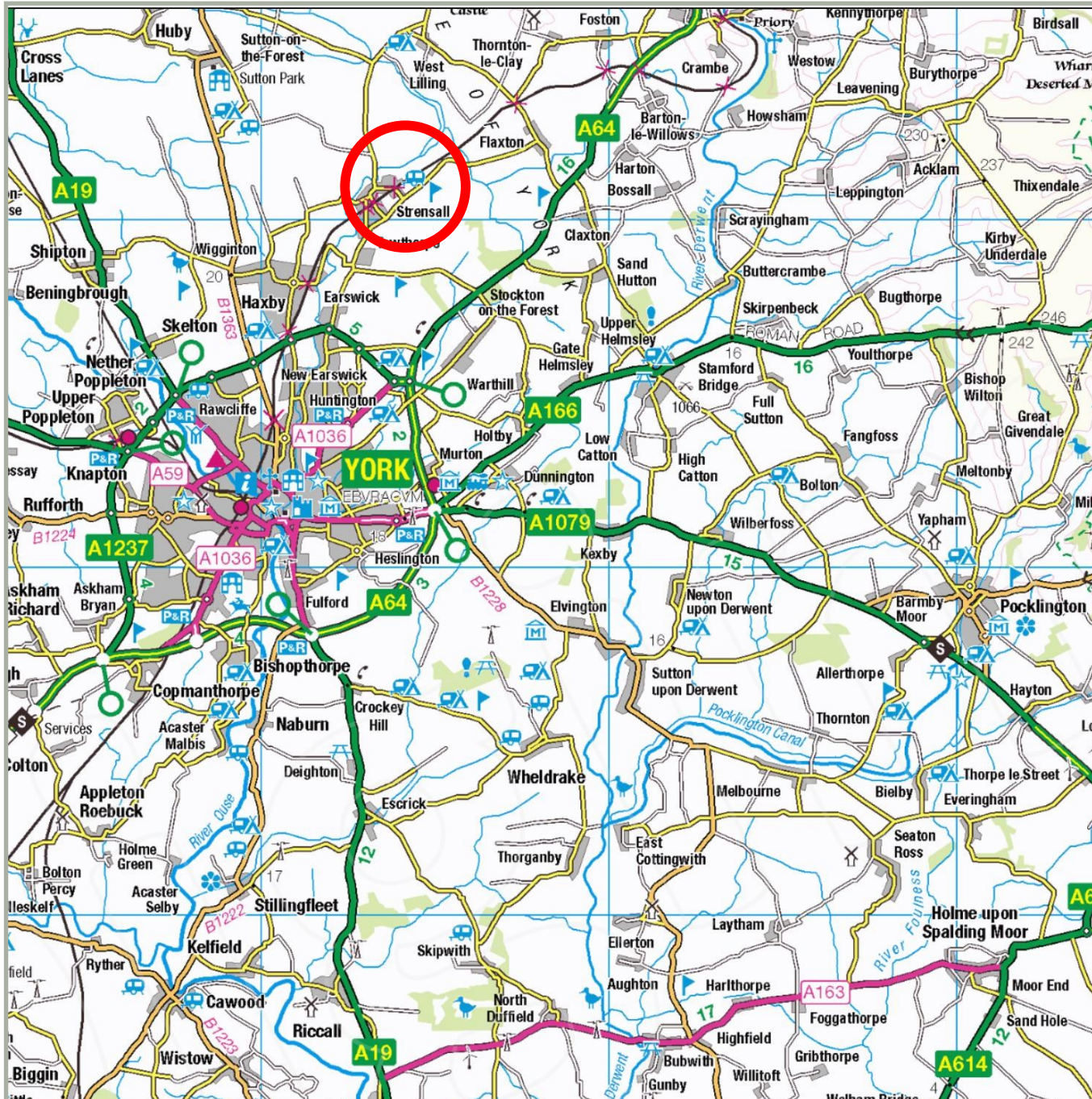
VAT

Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable by the Purchaser.





LOCATION PLAN



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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CAAV



RICS®



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