



## 78.40 Acres Manor House Farm, Wighill Park, Tadcaster, North Yorkshire, LS24 8BT

Tadcaster 4 miles, Wetherby 8 miles, York 15 miles, Leeds 18 miles (all distances approximate)

[listerhaigh.co.uk](http://listerhaigh.co.uk)





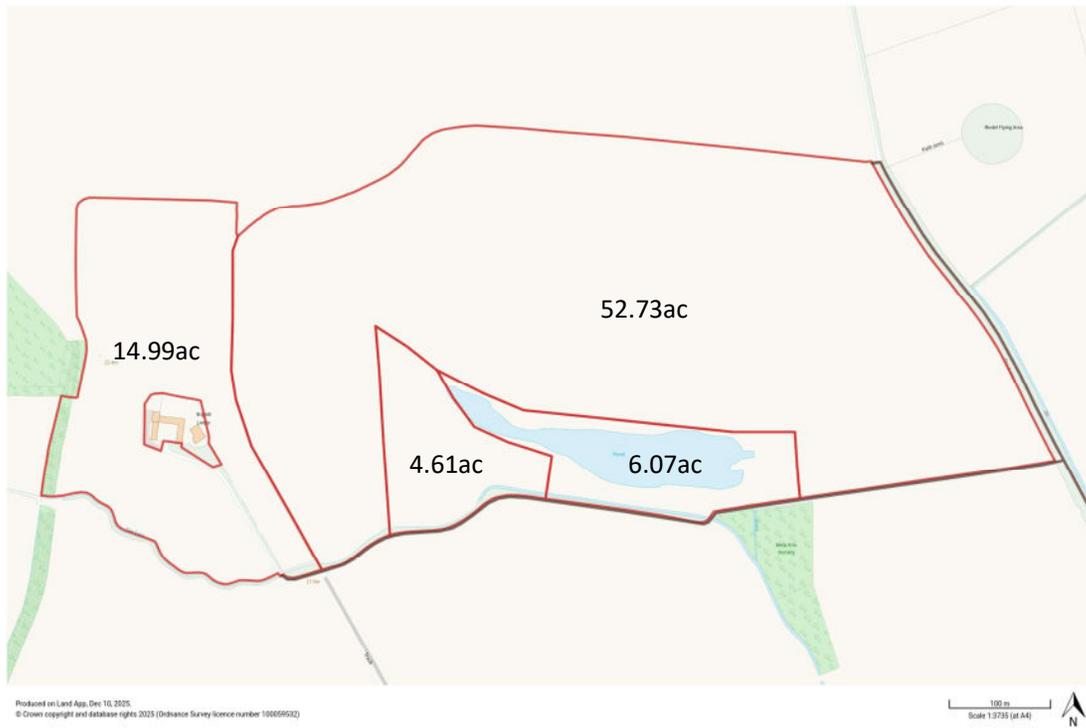
- Prime Grade 2 Arable Land
- Capable of growing root crops
- Good access through all fields
- Multiple points of access
- Habitat Land Opportunity

## 78.40 Acres Manor House Farm, Wighill Park, Tadcaster, North Yorkshire, LS24 8BT

**Guide Price: £840,000**

The land comprises one block of productive Grade 2 Arable Land extending to approximately 72 acres (29.14 ha), which is currently sown with a winter barley crop. The land also includes approximately 6 acres currently sown with grass which could be used as habitat management or for shooting.





## General remarks

The land comprises 78.40 acres of Grade 2 agricultural Land with right of access over the southern track and along The Avenue, as shown by the route marked brown on the location plan.

Approx 72 acres of the land is currently sown with winter barley. This has previously grown productive combinable crops and root crops. A further 6.07 acres is sown with grass.

Soilscapes describes the land as "Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils" and "slightly acid loamy and clayey soils with impeded drainage".



## Directions

Leave Tadcaster heading north on Wighill Lane. As you enter Wighill you will reach a sharp right-hand bend, rather than following the bend through the village, carry on straight through the white gateway. Continue up The Avenue for approximately 1 kilometre before reaching a left turn where the land will be identified by a Lister Haigh For Sale board. After making the turn the block of land is to the right of the track. This is also shown on the location plan.

what3words: townhouse.solve.yappy

## Local Authority

North Yorkshire Council – Harrogate area

Council Offices, Civic Centre, St Luke's Avenue, Harrogate, HG1 2AE

Tel: 01423 500600

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## Tenure & Occupation

The property is sold freehold and vacant possession will be available after harvest of the current crop.

## Method of Sale

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

## Viewing

Viewings are strictly by appointment only with the selling agents, please contact the office to arrange a suitable time.

## Important Notice

If you download these particulars from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

## Plans and Areas

The plans attached to these particulars are from the Ordnance Survey data. The areas given may vary from previous Ordnance Survey sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to verification from the title documents.



## Cropping

Harvest Year	Crop
2022	Winter Barley
2023	Winter Beans
2024	Winter Wheat
2025	Winter Wheat
2026 (current crop)	Winter Barley

## Environmental Schemes

The land is currently within a Countryside Stewardship agreement covering 0.5604ha in the "SW4: 12m-24m watercourse buffer strip on cultivated land" option.

This agreement expires on 31/12/2026.

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Wayleaves, Easements & Rights of Way

There is an underground water pipe and electric cables to provide services to the houses.

The property is sold subject to all rights of way, public and private, which may affect the property whether mentioned in these particulars or not.

## Nitrate Vulnerable Zone (NVZ)

The land does lie within an NVZ.

## Sporting & Mineral Rights

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

The mineral rights are not owned, so are not included in the sale.

## Services

A water supply crosses the property. Purchasers will need to make their own enquiries regarding connection to this supply.



## Agent Contacts

For further information please contact:

Catherine Johnston MRICS FAAV or James Neilson-Clark Bsc (Hons) on 01423 860322 or by email.

[catherinejohnston@listerhaigh.co.uk](mailto:catherinejohnston@listerhaigh.co.uk)

[jamesneilsonclark@listerhaigh.co.uk](mailto:jamesneilsonclark@listerhaigh.co.uk)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH250127



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