



Guide Price £450,000
(As a Whole)

- 29.77 acres (12.05 ha)
- Prime Grade 2 Arable Land
- Capable of growing root crops
- Potential for equestrian use

- Lot 1 – 7.80 acres (3.16 Ha)

Guide Price: £125,000

- Lot 2 – 7.75 acres (3.14 Ha)

Guide Price: £125,000

- Lot 3 – 14.22 acres (5.75 Ha)

Guide Price: £200,000

Land At Healaugh, Wighill, Tadcaster, LS24 8BU

A versatile arable field extending to approximately 29.77 acres (12.05 ha). The land is classified as Grade 2 and is currently sown with grass.



Land At Healaugh, Wighill, Tadcaster, LS24 8BU

Tadcaster 4 miles, Wetherby 10 miles, York 11 miles, Leeds 19 miles (all distances approximate)

General remarks

The land comprises 29.77 acres of Grade 2 agricultural land with a right of access from Wighill Lane, marked by the brown line on the location plan, entering the field in the north-west corner, shown by the black dot on the location plan.

The land is currently sown with a grass crop. It has previously grown productive combinable crops before entering an agri-environment scheme and is capable of growing root crops. Soilscares describes the land as "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"



Cropping:

Harvest Year	Crop
2021	Fallow
2022	Fallow
2023	Fallow
2024	Fallow
2025	Fallow
2026 (current crop)	Grass

Directions

Leave Tadcaster heading north on Wighill Lane and pass through the village of Wighill. A Lister Haigh For Sale board is on the roadside indicating the right turn into New Buildings Farm development. When entering the development, follow the track to the left of the houses. The land is situated at the end of this track, behind the houses on the far side of the hedge, as shown on the location plan. There is a Lister Haigh For Sale board next to the field for identification.

what3words: crowns.months.locator

Local Authority

North Yorkshire Council – Selby area
Civic Centre, Doncaster Road, Selby, YO8 9FT
Tel: 01757 705 101
www.northyorks.gov.uk

Tenure & Occupation

The property is sold freehold and vacant possession will be available upon completion of the sale.

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.

Wayleaves, Easements & Rights of Way

The property benefits from a right of way from Wighill Lane across the north side of New Buildings Farm development, as shown on the location plan by a brown line. There is also a public footpath which runs across the land east to west, with a metal pedestrian gate located on both boundaries for access.

There is one pole carrying electricity lines over the northwest corner of the field.

Environmental Schemes

The land is not currently subject to any Environmental Schemes. As part of the wider farm rotation it was previously in Countryside Stewardship options AB11: Cultivated Areas for Arable Plants and AB8: flower rich margins and plots, but was sown with grass in autumn 2025.

Nitrate Vulnerable Zone (NVZ)

The land does lie within an NVZ.

Sporting & Mineral Rights

Sporting and mineral rights are included in the sale so far as they are owned or exist.

Services

We are unaware of any services connected on the land.

Boundary Responsibilities

The purchaser of Lot 1 will be responsible for erecting a fence from points A to B and B to C on the field plan. The purchaser of Lot 2 will be responsible for erecting a fence from points B to D and D to E. The area shaded brown will have a right of access over it for the purchasers of Lot 1 and Lot 2, it will be owned by the purchaser of Lot 3.

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/organisations/met-office/pages/check-for-flooding-in-england)

Viewing

The land may be viewed on foot at any reasonable time during daylight hours, whilst in possession of these particulars but only having previously notified the agent's office.

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

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

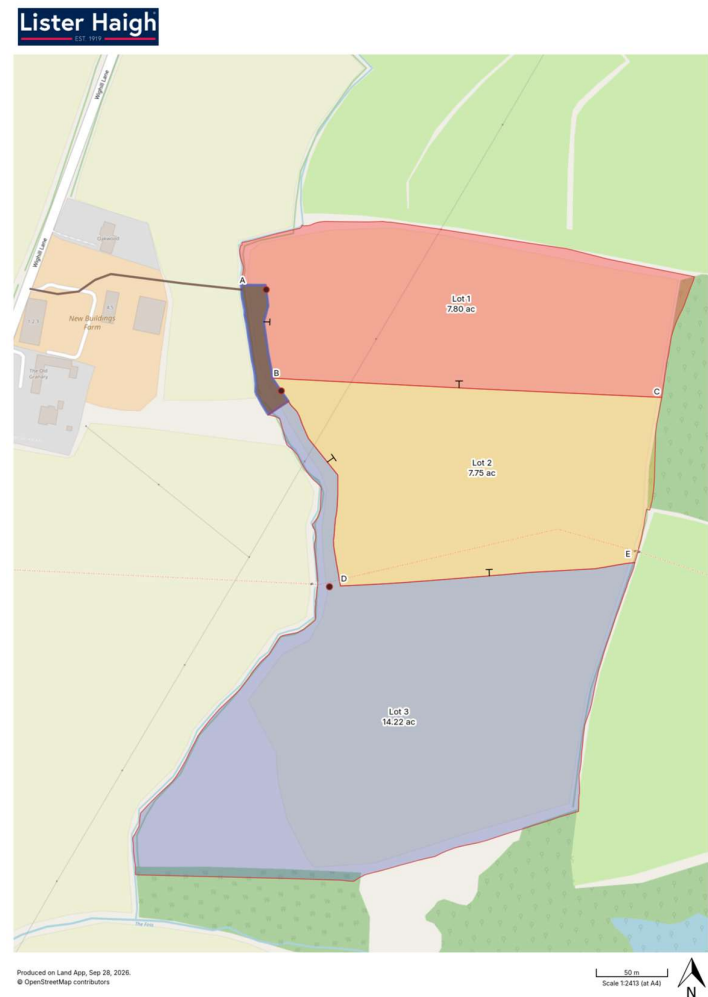
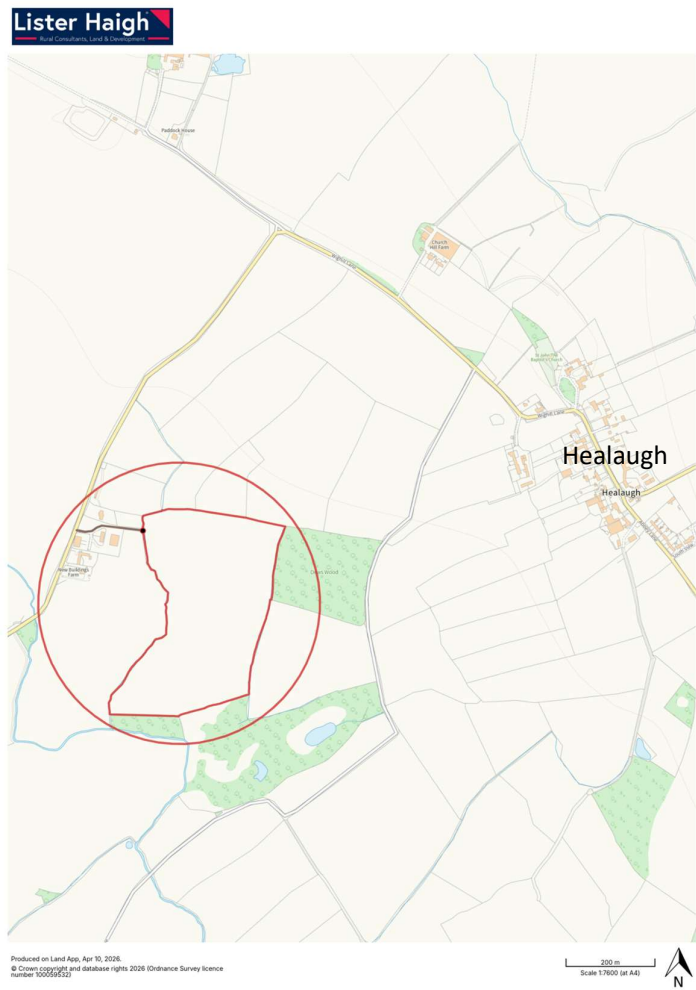
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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: LHH260035

Location Plans



Disclaimer Lister Haigh is a trading name of Dacre son & Hartley Ltd 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Lister Haigh’s staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Lister Haigh is a registered trademark.

Contact us

01423 860322

sales@listerhaigh.co.uk