



Land at Scarers Lane

| Lower Dunsforth, York

| **Carter Jonas**

Land at Scarers Lane Lower Dunsforth York YO26 9RY

An excellent opportunity to acquire a ring-fenced parcel of productive Grade 3 meadow and pasture land with frontage to the River Ure subject to an FBT due to expire 9th September 2026.

In all extending to 63.89 acres (25.86 hectares).

For sale by private treaty as a whole.



Location

The land at Scarers Lane is situated approximately 0.5 mile to the south-east of the village of Lower Dunsforth which itself is situated approximately 4 miles to the south-east of the market town of Boroughbridge and 16 miles to the north-west of the city of York. Access to the A1(M) is within 4 miles which connects the service centres of the north-east.

Land

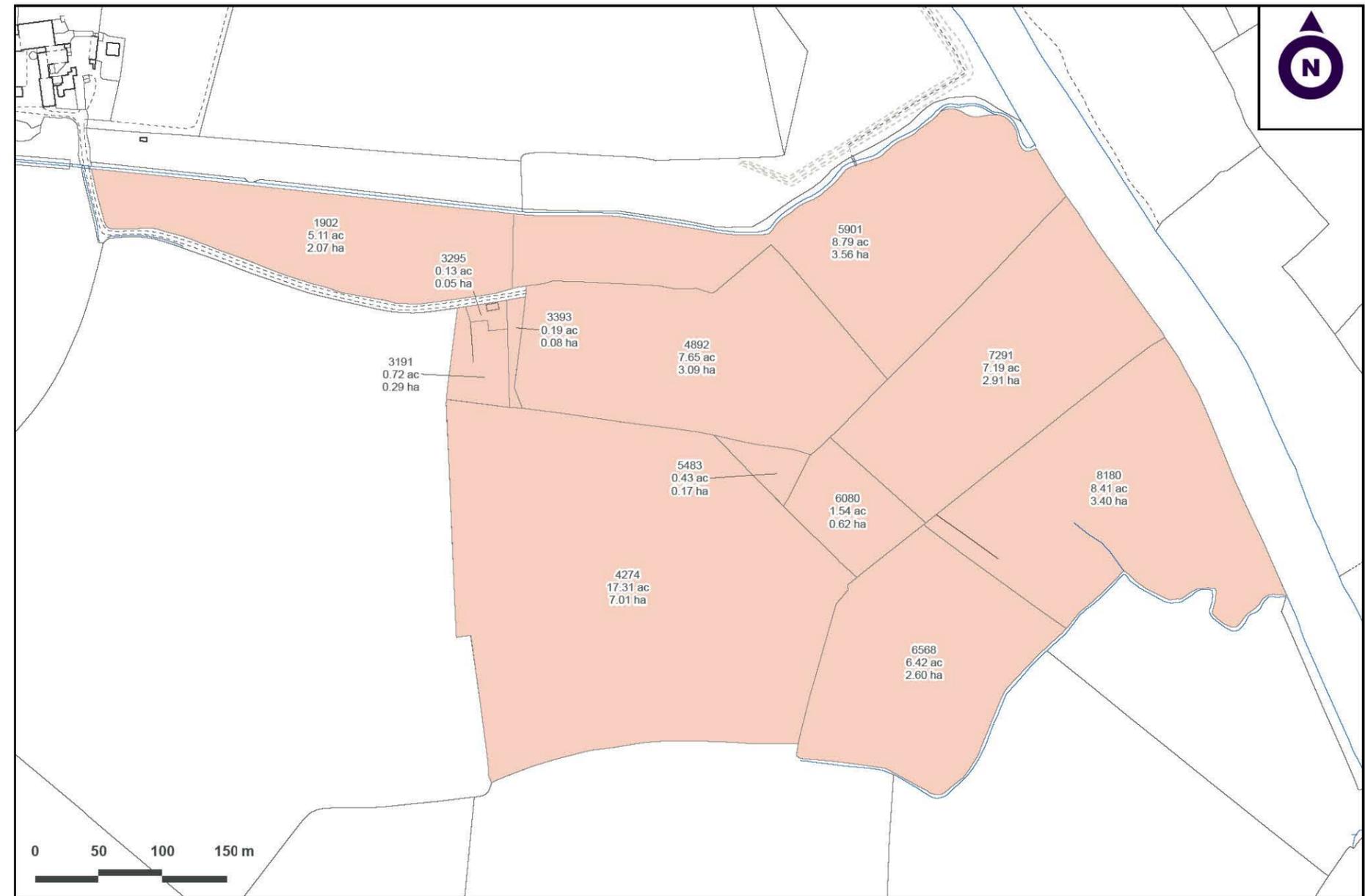
The property comprises a ring-fenced parcel of productive meadow and pasture land with frontage to the River Ure and extending in all to approximately 63.89 acres which comprises approximately 24.78 acres of improved grassland and 39.11 acres of pasture land.

The land is all classified as being Grade 3 under the former MAFF Land Classification Series.

The underlying soil type is classed as being part of the Foggathorpe series which is described as a slowly permeable, loamy and fine loamy over clayey soil and summarised as being suited to cereal cropping, dairying and stock rearing.

The land is generally level being situated approximately 20 metres above sea level. The boundaries predominantly comprise mature hedgerow interspersed with timber post and wire fencing forming livestock proof boundaries.

The land is accessed directly from the adopted highway known as Scarers Lane with a public footpath transecting the land connecting Scarers Lane with the banks of the River Ure where the footpath continues north.



Method of sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The freehold of the Property is offered for sale subject to a Farm Business Tenancy (FBT) which is due to expire on 9th September 2026.

Services

The land is not connected to any mains services.

Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Health & Safety

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting, Fishing, Timber & Mineral Rights

The sporting, fishing, timber and mineral rights are included in so far as they are owned.

Local Authorities

North Yorkshire Council
www.northyorks.gov.uk

Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours.

Directions

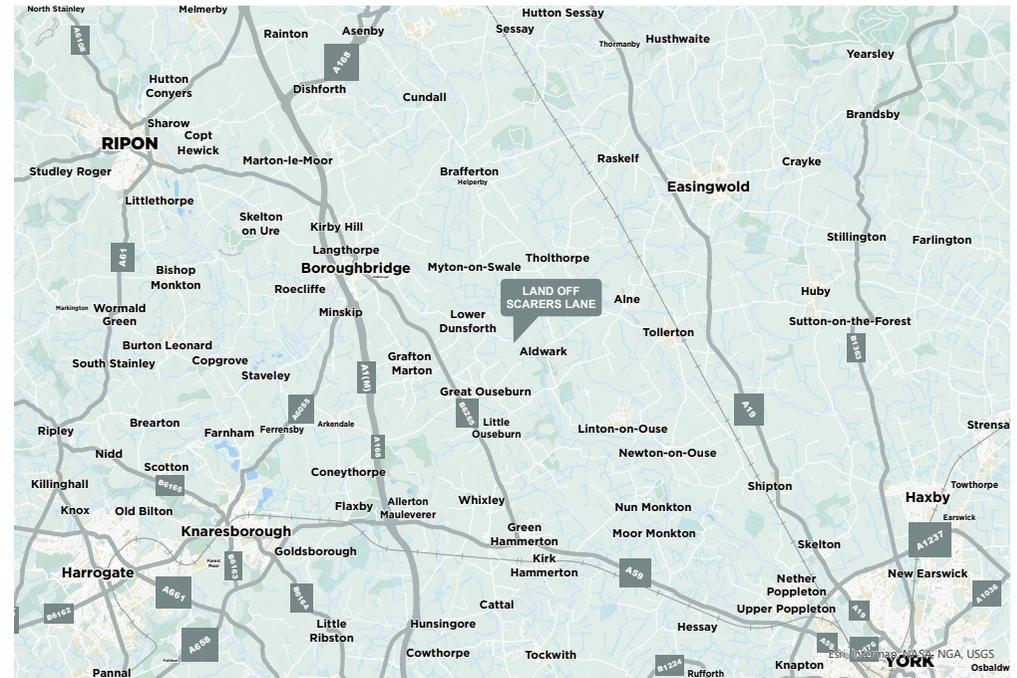
From Boroughbridge, travel south on the B6265. After approx. 2.5 miles turn left onto Hunday Field Road signposted Lower Dunsforth. Continue through the village of Lower Dunsforth following Beck Closes Road for approx. 0.3 mile before turning left onto the no-through road signposted Dunsforth Lodge. The land is situated after approximately 0.4 mile marked with a Carter Jonas For Sale board.



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Important Information

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