



ARABLE LAND FOR SALE

ALNE
YORK, YO61 1SE

GFW

HIGHLY PRODUCTIVE ARABLE LAND WITH WOODLAND

ALNE
NORTH YORKSHIRE, YO61 1SE

PROPERTY SUMMARY

GFW are delighted to present to the market an excellent opportunity to acquire 77.69 acres (31.44 hectares) of prime Grade 3 arable land with a small parcel of woodland. The land offers flexible cropping options, excellent access, and productive soils, suitable for a range of arable and root crops.

Situated between the villages of Flawith and Alne, this land enjoys a desirable rural location with convenient roadside access to all field parcels.

Offered as a whole or in two lots.

GUIDE PRICE : £850,000



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Location

The land is attractively situated in the heart of the North Yorkshire countryside, lying between the rural villages of Flawith and Alne.

This desirable location combines peaceful surroundings with excellent accessibility. Alne is a popular and well-regarded village with local amenities including a primary school, village hall, and public house, while the nearby market town of Easingwold offers a wider range of shops, services, and facilities.

The land also benefits from good transport links via the A19, providing easy access to York (approximately 12 miles to the south) and Thirsk (around 14 miles to the north), making this a convenient yet tranquil agricultural setting.

The Land

The land extends in total to approximately 77.69 acres (31.44 hectares) and comprises predominantly Grade 3 arable land with a small area of woodland.

The land is well-suited to the cultivation of high-yielding cereal and

root crops, including potatoes, thanks to its free-draining sandy soils.

Access is excellent via public highways, with all field parcels benefiting from direct roadside frontage.

The land is bounded mainly by mature hedgerows and is currently entered into Countryside Stewardship Scheme that expires in December 2025. The purchaser will be required to take on the responsibility of the Agreement until its completion. From 2026 the land will be free from all scheme obligations allowing a future purchaser to access Environmental Land Management schemes, offering flexibility for future use.

Boundaries

The vendor is retaining land to the east of parcel 6198.

Where necessary, the vendor will be responsible for erecting a new boundary fence to clearly demarcate the retained land from the land offered for sale.





Holdover

The vendor reserves the right of holdover to harvest any crops not removed by the date of completion of the sale.

Mine and Mineral Rights

It is understood that the mines and mineral rights are excluded from the sale.

Public Rights of Way

There are no known rights of way over the land.

Tenure & Possession

The land is sold freehold with vacant possession upon completion.

Local Authority

North Yorkshire County Council

what3words

Every three metre square of the world has been given a unique combination of three words.

///nitrogen.direction.mirroring

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed.

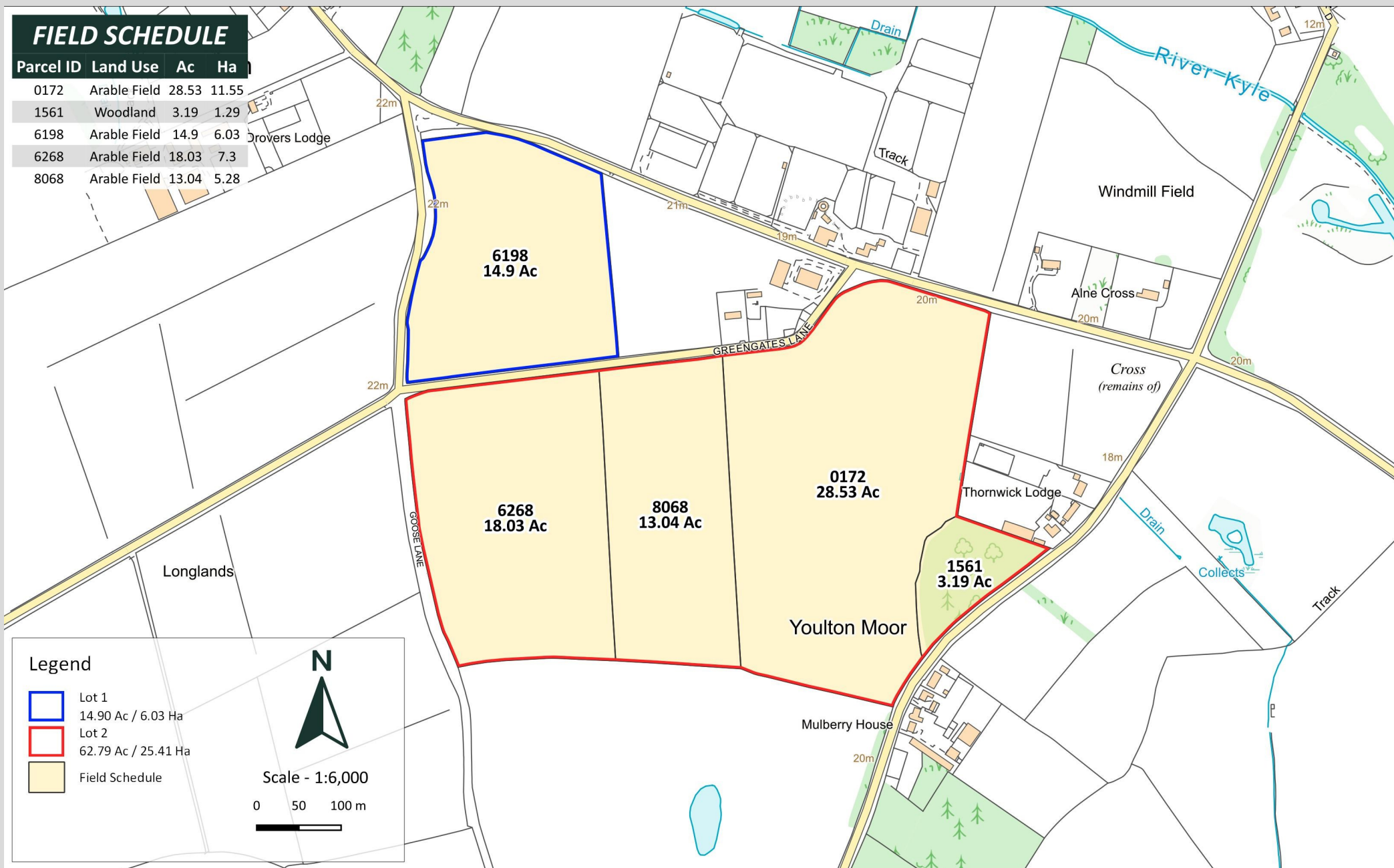
If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate.

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These particulars do not constitute a contract or part of a contract.

FIELD SCHEDULE

Parcel ID	Land Use	Ac	Ha
0172	Arable Field	28.53	11.55
1561	Woodland	3.19	1.29
6198	Arable Field	14.9	6.03
6268	Arable Field	18.03	7.3
8068	Arable Field	13.04	5.28



PLAN

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