



Arable Land, Thorndikes Lane, Minskip, York, YO54 9JE

8.78 Acres (3.55Ha) Approx.

An opportunity to purchase a block of productive Grade 2 arable land just outside the village of Minskip with road frontage and good connectivity to junction 48 of the A1(M). The land has scope for a range of uses (subject to consents).

For sale by Private Treaty

Offers Over: £100,000

LOCATION & SITUATION

The land lies on the southern side of the village of Minskip adjoining Thorndikes Lane. The land lies between 25 and 35m above sea level. The Land is situated less than 1 mile from Junction 48 of the A1(M) and approximately 1 mile from the market town of Boroughbridge.

DESCRIPTION

The land extends to approximately 8.78 Acres (3.55Ha) and comprises a single arable field situated to the south of the village of Minskip and east of Thorndikes Lane.

The land is classed as Grade 2 and has recently been cropped with Winter barley, having grown a range of cereal crops and legumes in recent years.

The land is bounded by a mature hedgerow adjoining the highway and small embankment to the remaining 3 sides.

The land has scope for a range of uses including arable cropping, grazing and potential amenity uses (subject to consents).

The soils form part of the following soils series: Bishampton 1 (deep fine loamy soils with slowly permeable subsoils) and Brickfield 3 (slowly permeable seasonally waterlogged fine loamy soils over clay) Both soil types being suited to cereal cropping and stock rearing.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme but the field is subject to an existing Sustainable Farming Incentive Scheme which runs until 31/3/2027.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold and is held under title number NYK371871. Vacant possession will be available upon completion.

DIRECTIONS

From Junction 48 of the A1(M) head west to the village of Minskip, Proceed south through the village, turning right down Thorndikes Lane. The land is on the left-hand side marked by a For Sale board approximately ¼ mile out of the village.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

MINERAL RIGHTS

The mineral rights are included in the sale so far as they are owned.

SPORTING RIGHTS

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

OVERAGE CLAUSE

The land is not subject to an overage clause so far as we are aware.

NITRATE VULNERABLE ZONES

The Land lies within a Nitrate Vulnerable Zone.

PLANNING MATTER

The land is outside of the village development limits as set in the Local Plan. The land lies outside of the Greenbelt, it is not within a Conservation Area, National Park or Area of Outstanding Natural Beauty.

SERVICES

No services are connected. Buyers should make their own enquiries.

VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

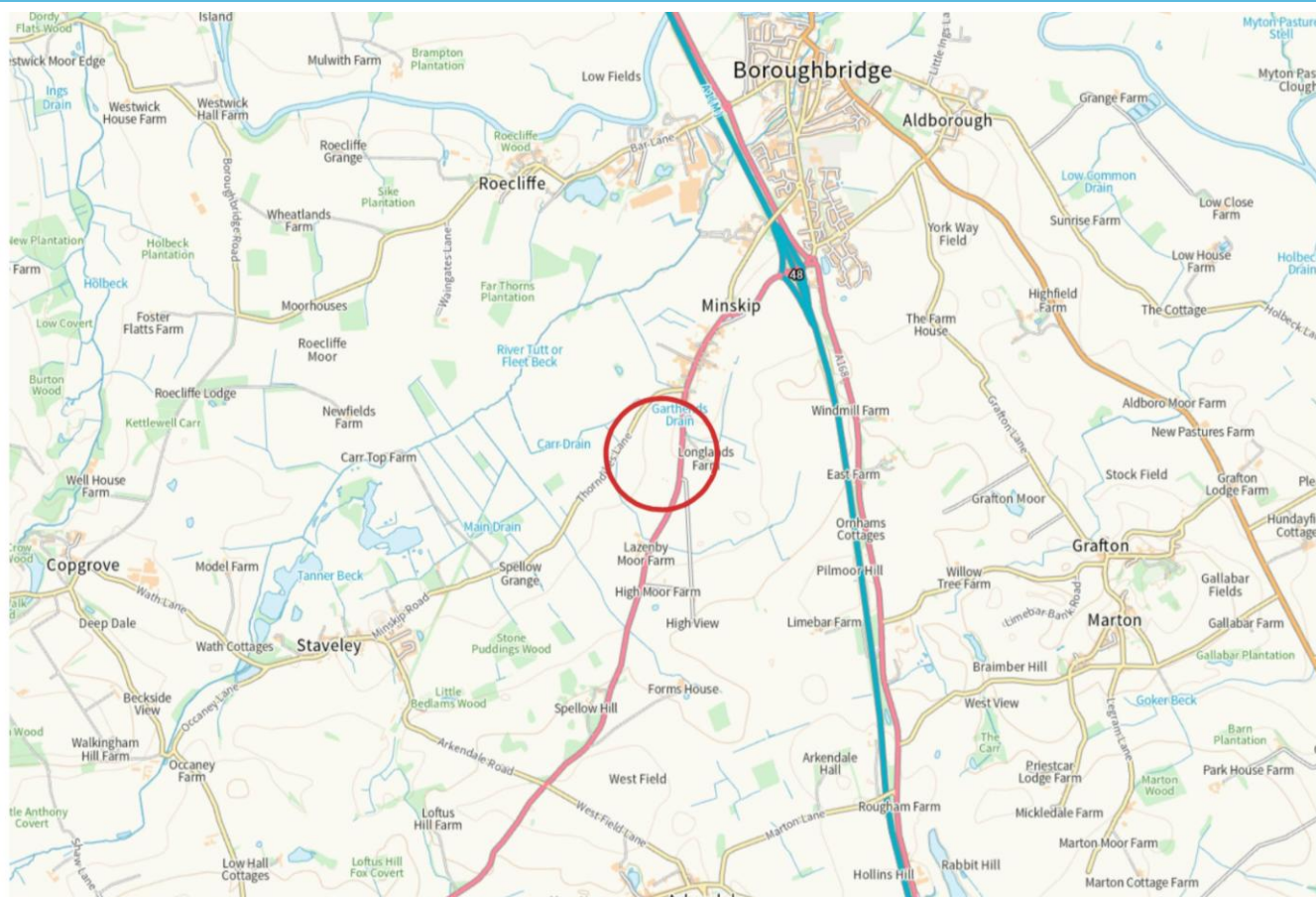


Sale Plan
8.78 Acres Minskip

**Hardcastle
Rural Surveyors**



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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.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA Tel: 01609 780780 www.northyorks.gov.uk

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

Disclaimer. Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

Regulated by RICS

VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

Care should be taken during your inspection, the property is part of a working farm and particular note should be made of open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and 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 the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded 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.