

CLUBLEYS



**3.85 Acres of Land off Marketbridge Lane**

**Bielby, York, YO42 4JR**

*For Sale by Informal Tender - Offers in Excess of £60,000*



## LOCATION

The land is located north of the rural village of Bielby, approximately four miles south of Pocklington, seven miles north west of Market Weighton and 16 miles east of York.

## DESCRIPTION

The property comprises a single parcel, extending to 3.85 acres (1.56 hectares) in total, incorporating 2.88 acres of land, a rectangular shaped pond extending to 0.36 acres and an access track, with frontage onto Bielby Beck.

## BOUNDARIES

The land benefits from a mixture of hedgerow and ditch boundaries, with Bielby Beck to the north and western boundary.

## ACCESS

The land has road frontage to, and is accessed from Marketbridge Lane.

## SERVICES

We are not aware of any services connected to the property.

## NITRATE VULNERABLE ZONES

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

## SPORTING & MINERAL RIGHTS

Sporting rights and mineral rights insofar as they are owned, are included in the sale.

## RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any wayleaves, easements or rights of way which affect the property, however, the land is sold subject to and with the benefit of all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

## LOCAL AUTHORITY

East Riding of Yorkshire Council.

## TENURE

The property is available Freehold with Vacant Possession upon completion.

## METHOD OF SALE

The land is offered for sale by Informal Tender, with a tender deadline of 12 noon on Tuesday 3rd November 2026.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - 3.85 acres of Land off Marketbridge Lane, Bielby' before the Tender deadline or as an attachment to an email addressed to [c.martinson@clubleys.com](mailto:c.martinson@clubleys.com) headed 'Tender - 3.85 acres of Land off Marketbridge Lane, Bielby'.

The Vendor is not obliged to accept the highest or any tender.

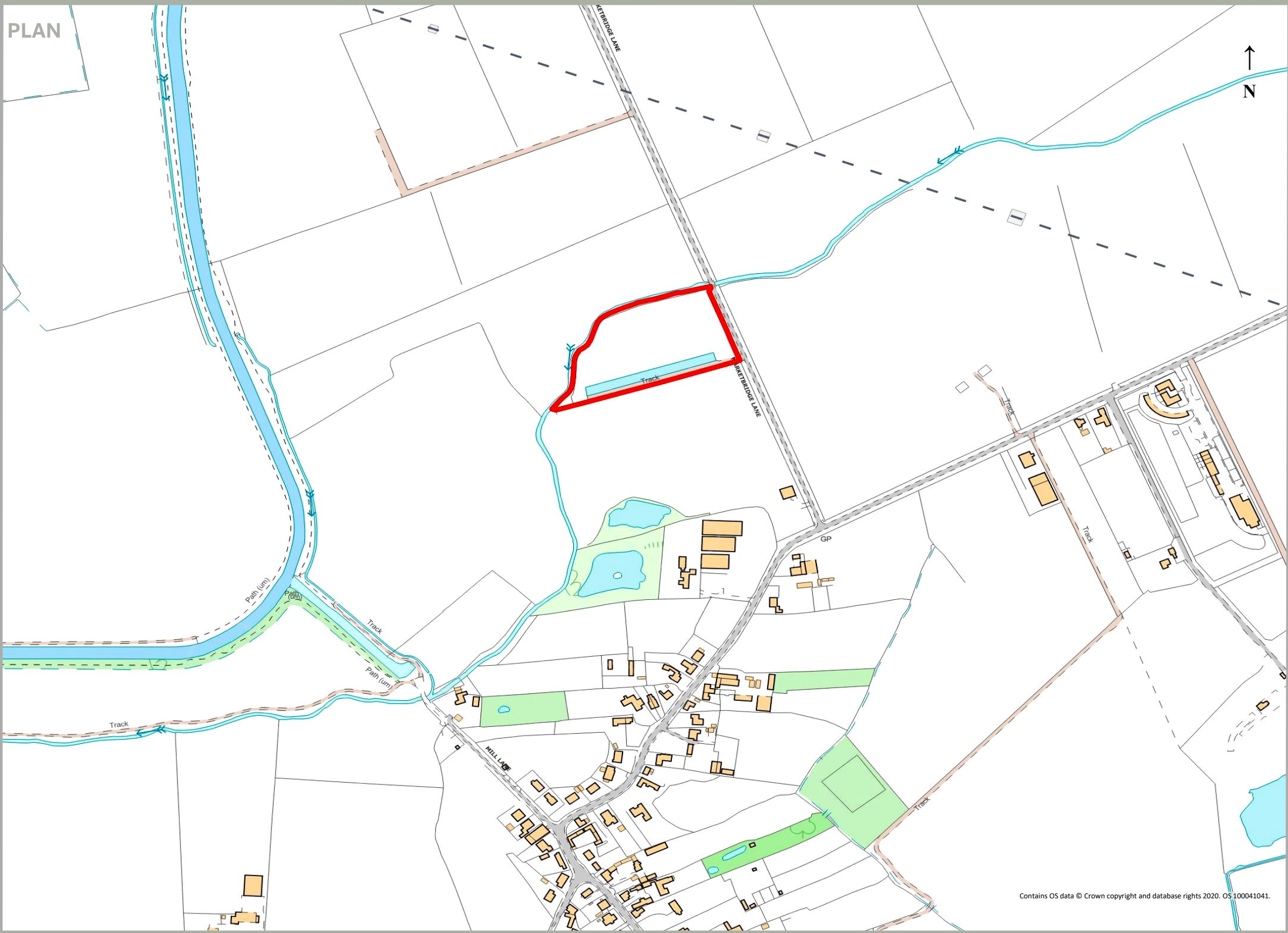
## GUIDE PRICE

The land is offered with a guide price of Offers in Excess of £60,000.

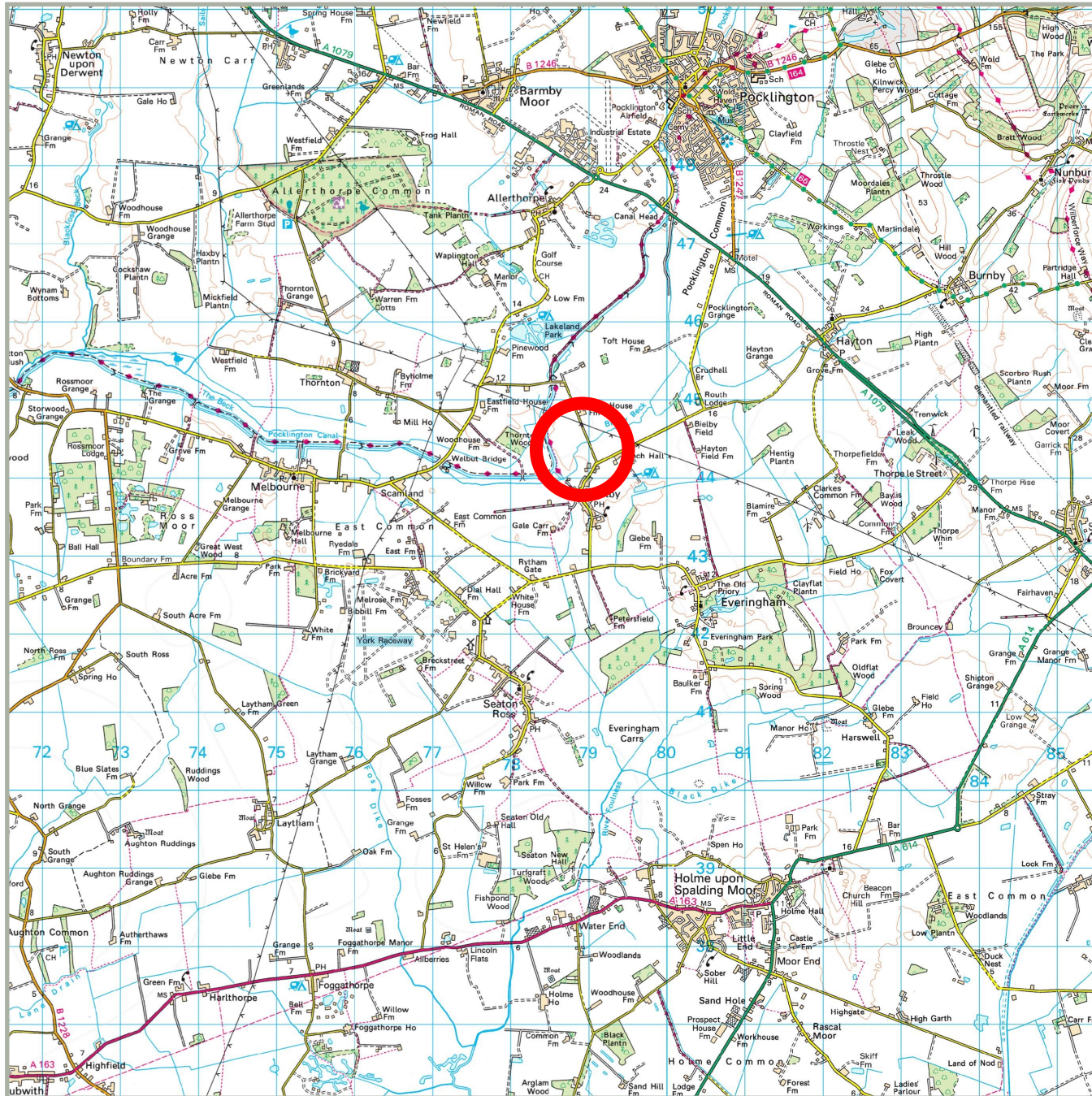
## VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.





## LOCATION PLAN



Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

60-64 Market Place  
Market Weighton  
York  
YO43 3AL

01430 874000

agriculture@clubleys.com

www.clubleys.com



CAAV



RICS®



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.