

# SELBY RURAL

## 31 ACRES (12.55 HECTARES) OF PERMANENT GRASSLAND AVAILABLE FOR 2023 SEASON BICKERTON HILL, BICKERTON

- ✔ LAND OFF GOLDFORD LANE  
BICKERTON  
MALPAS  
SY14 8LN
- ✔ AVAILABLE IN 1 LOT
- ✔ CATTLE GRAZING ONLY
- ✔ ANNUAL GRAZING LICENCE  
FOR 2023
- ✔ GOOD CATTLE HANDLING AND  
LOADING PEN
- ✔ ELECTRIC FENCED AND WATER  
INCLUDED



## LOCATION

The land at Bickerton Hill is located off a private access track off Goldford Lane, Bickerton, with one access point.

## DESCRIPTION

The land totals 31 acres (12.55 Hectares) and is down to permanent grass, split into 4 fields with water to all fields.

The land is in a Countryside Stewardship scheme and subject to option GS2 – Permanent grassland with very low inputs. The Licensor will apply one application of 90 kg of ammonia nitrate.

The land is to be for grazing cattle purposes only.

The land has the benefit of an electric fence on the external boundaries.

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A cattle handling pen and crush is on site for loading and handling.

The licensor lives near the land and will check the stock and all boundaries daily.

The land is classified as Grade 5 and is designated as an NVZ.

## AGREEMENT

The land is available for the 2023 growing season from May – 15<sup>th</sup> October on a grazing licence.

The licence fee is to be paid on 1<sup>st</sup> of every month in equal installments.

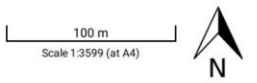
## VIEWINGS

To view the land please contact the agent Tom Selby 07590614002 / 01829423183 to arrange an accompanied viewing with the Licensor.





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