



8.10 acres Land & Buildings Station Road | Nawton, York

A range of agricultural buildings set in 8.10 acres of grassland within a ring fence on the outskirts of the village of Nawton with development potential, subject to the necessary planning consents, and suitable for leisure or equestrian purposes.

For sale by informal tender
with vacant possession

P M PLACE FRICS
07702 853697

Offers Over £300,000

BoultonCooper

BC
Est. 1801

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SITUATION

The property is situated just off Station Road opposite Station House and next to Station Cottages with access through Station Farm off Station Road.

THE BUILDINGS

FOLD SHED

29'8" x 33'7" (9.05m x 10.26m)

Precast concrete and profiled fibre cement construction, concrete blocks to 2.13m profiled fibre cement over, access to feed troughs from front and side, hardcore floor.

LOOSE BOX AND STORE

16'9" x 32'11" (5.11m x 10.04m)

Brick and profiled fibre cement construction, concrete floor.

OPEN FRONTED LEAN-TO

13'1" x 45'1" (3.99m x 13.76m)

Timber and GI construction.

MONOPITCH STORE

25'6" x 21'3" (7.78m x 6.48m)

Timber and GI construction, clad to sides with GI, gate to front, hardcore floor.

5 BAY OPEN FRONTED CART SHED

21'5" x 56'5" (6.55m x 17.22m)

Timber and GI construction, part concrete floor, part hardcore floor.

3 BAY OPEN FRONTED CART SHED

30'2" x 44'4" (9.20m x 13.53m)

Timber and profiled fibre cement construction, hardcore floor.

WORKSHOP

24'11" x 18'4" (7.60m x 5.60m)

Concrete block, timber and profiled fibre cement construction.

THE LAND

The land lies between 60 metres to 65 metres above sea level and is classified as Grade 3 under the Land Classification Map of England & Wales and is currently in grass.

TENURE

Freehold with vacant possession.

Grid Ref.	Field No.	Description	Hectares	Acres
SE6684	9159 & 0062	Buildings & paddock	1.43	3.54
SE6684	1374	Paddock	1.37	3.40
SE6684	2269	Paddock & old railway line	0.47	1.16
			3.27	8.10



SERVICES

Mains water and electricity to the outbuildings.

RIGHTS OF WAY

The land is sold subject to and with the benefit of any rights of way whether referred to in these particulars or not.

WAYLEAVES AND EASEMENTS

An easement exists for a 9" sewage pipe under the property. NEDL have the benefit of an easement for 2 no. services poles. The land is sold subject to and with the benefit of any easements, and wayleaves whether referred to in these particulars or not.

NITRATE VULNERABLE ZONE

The land is designated as being within a Nitrate Vulnerable Zone.

MINERAL RIGHTS

Mineral rights are reserved to a previous owner.

PLANNING

In the event of a favourable Planning Consent for development other than one residential unit in the farm yard the Sellers shall be entitled to 40% of the uplift in value for the next 25 years.

COVENANTS

The property is sold subject to covenants as may have been imposed thereon prior to February 1965 which are capable of being enforced.

VIEWING

Strictly by appointment with the agents on 07702 853697.

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and taken from Ordnance Survey Data 1981, they are subject to verification with the title deeds.

The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale being agreed and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries are located.

METHOD OF SALE

The property is offered for sale by informal tender. Best offers to be received in writing to BoultonCooper, St Michael's House, 1 Market Place, Malton YO17 7LR by 12 noon on Friday 4th March 2022. Please mark the envelope 'Private & Confidential - Land at Nawton'.

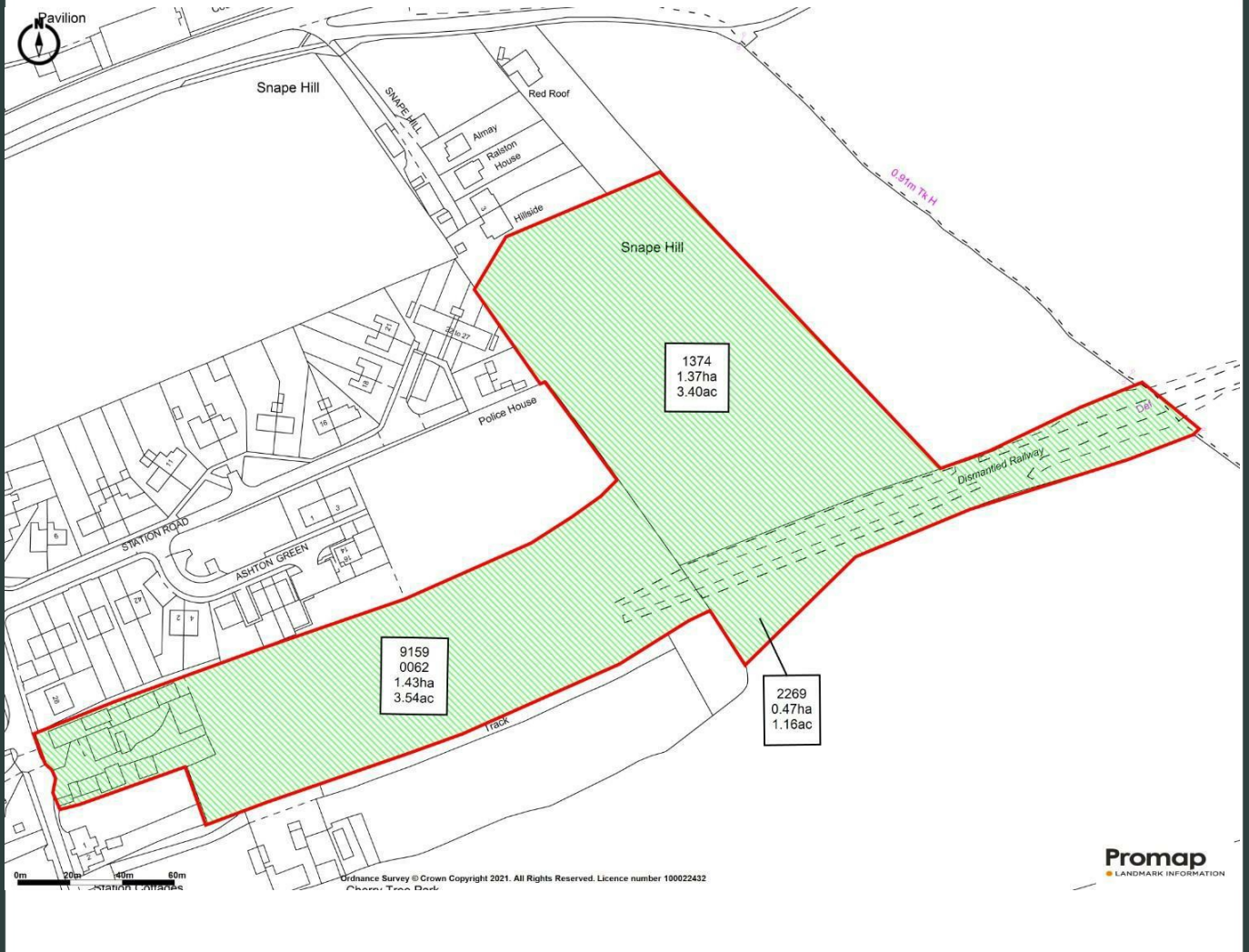
AGENT CONTACT

P M Place FRICS FAAV
Tel: 01653 692151 / 07702 853697
Email: philip.place@boultoncooper.co.uk

VAT

In the event that the sale of the land or any right attached to it becomes chargeable for the purposes of VAT such VAT will be payable in addition to the purchase price.

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St Michaels House, Malton
North Yorkshire, YO17 7LR

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e: malton@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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