



8.56 acres of Land at Bilbrough, York. Available as a whole or in 2 Lots

StephensonsRural

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8.56 acres of Agricultural Land on the edge of the village of Bilbrough, YO23 3PN.

Available as a
whole or in 2
lots.

Offers over:
£90,000

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Location

The land is located to the north of the village of Bilbrough with a right of access down a public bridleway off Cat Lane. The land is less than 1 mile off the A64 and is within easy reach of York which is just 5 miles to the north-east and Tadcaster which is 3 miles to the south-west.

Description

The land extends to approximately 8.56 acres (3.46 hectares) of productive arable land and is offered in two equally sized lots, split vertically from the north to the south, currently marked out on site by pegs. This provides the potential for a range of uses including agricultural, amenity or equestrian purposes.

The land comprises Grade 2 agricultural land to the north and Grade 3 to the south, forming part of the Escrick 2 Soil Association, suitable for growing cereals and root crops. The soils comprise clayey loam to silty loam, and the land is generally well drained, with ditches running along the northern and southern boundaries.

Access

The land benefits from a right of way at all times and for all purposes over the track from Cat Lane to the south-east corner of the land. From this point, Lot 1 benefits from a further right of access along the southern boundary of the land.

Services

Mains water and electricity are not connected to the land but are believed to be available for connection in the area.

Entry to the Land

The Purchaser is to be given entry to the Land once the current crops are harvested in August/September.

Tenure

Freehold with vacant possession on completion.

Fencing

The purchaser will be obliged to erect a fence on the boundary within 6 months of purchasing the land.

Wayleaves and Easements

An overhead line runs along the southern boundary of the land. We are unaware of any other wayleaves or easements crossing the land.

Rights of Way

There are no public footpaths that cross the Land although the land benefits from a right of way at all times and for all purposes over the track from Cat Lane. Both lots have a right of way along the southern boundary of the field as outlined in black on the OS plan.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does lie within an NVZ.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

North Yorkshire Council, Jesmond House, 31-33 Victoria Ave,
Harrogate HG1 5QE

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor’s Solicitor

Harrowells Solicitors, Moorgate House, Clifton Moor Gate, York, YO30 4WY

t: 01904 690111

e: katie.daniel@harrowells.co.uk

Agent Contacts

For further information please contact:

James Bramley BSc

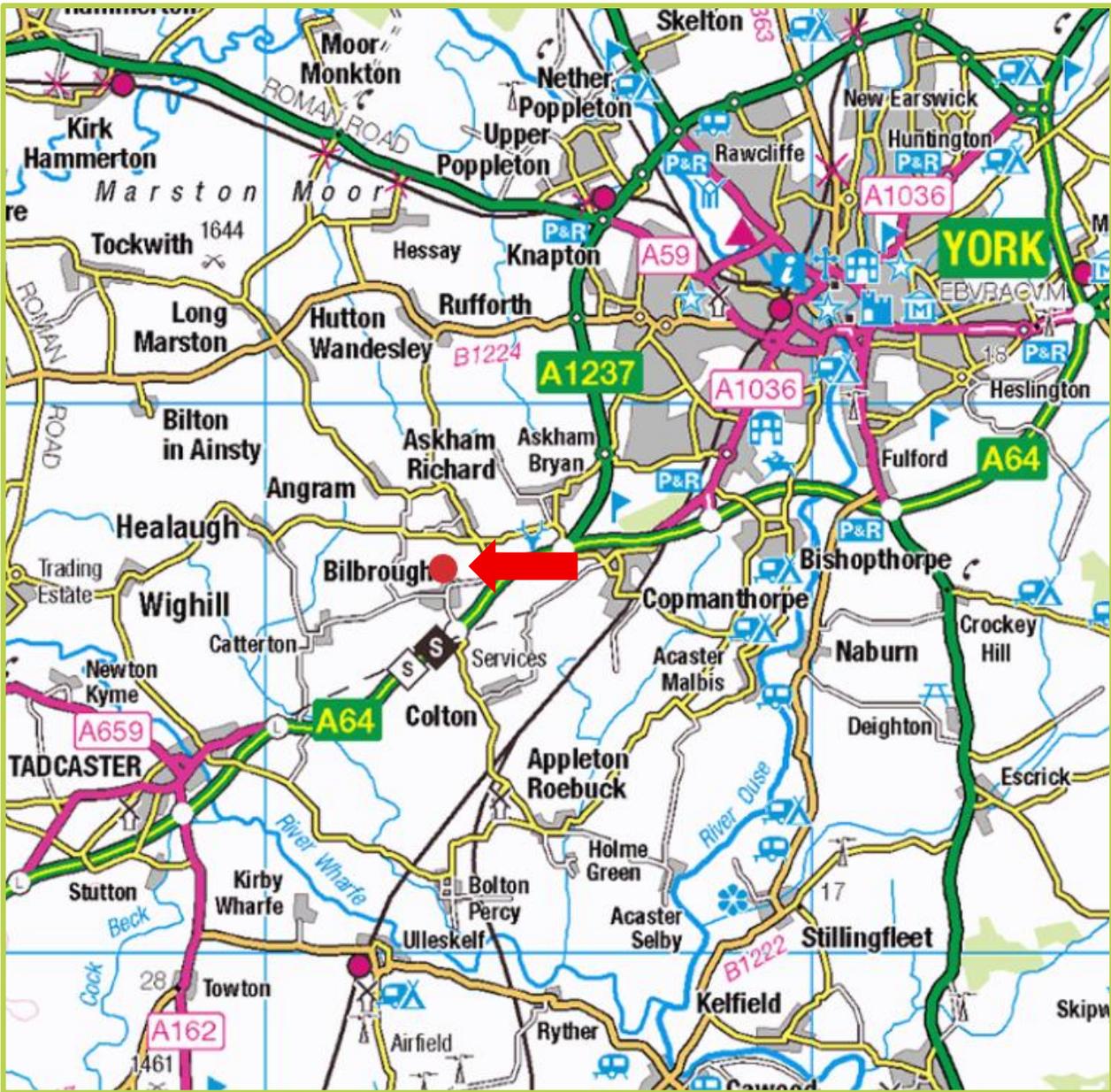
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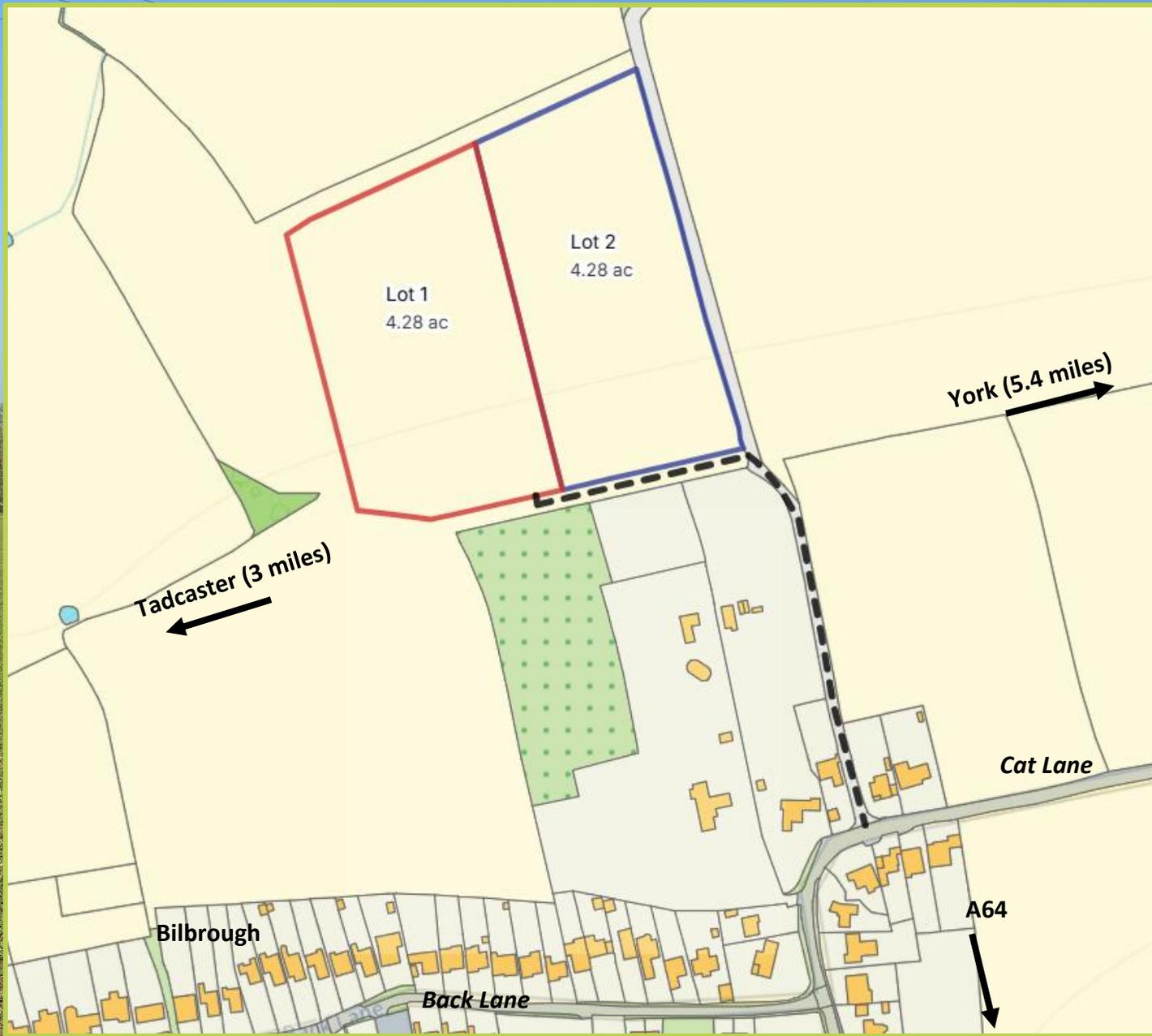
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Important Notice

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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.





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