

1.18 acre Grass Paddock at Braimber Ln, Marton cum Grafton, York YO51 9QF

StephensonsRural

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Grass Paddock extending to 1.18 ac (0.47 ha) at Marton cum Grafton, YO51 9QF

Offers Over: £35,000

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Location
The land is located on the edge of the village of Marton cum Grafton with access directly off Braimber Lane. The paddock lies approximately 0.8 miles from the A168 junction with the A1(M) junction at Boroughbridge being 3 miles north of the paddock. Approximately 12.5 miles away is Harrogate town centre, outlining the excellent connectivity.

Description
The land extends to 1.18 acres (0.47 ha) of grass paddock perfect for equestrian or amenity users. There is hedging surrounding the perimeter of the paddock with tree coverage on neighbouring land, to the south and the west, providing a shelter belt. The east and south boundaries adjoin arable land with the west boundary adjoining grass land.

The perimeter of the paddock benefits from full stock proof fencing with a wooden field gate and a further 7-bar galvanised steel gate separating the road from the land.

The land is classified as Grade 2 under the Agricultural Land Classification, with deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging. Associated with well drained fine and coarse loamy soils in an undulating landscape. Some slowly permeable seasonally waterlogged fine loamy soils.

Tenure
Freehold with vacant possession on completion.

Services
There is a water trough located on the north boundary of the paddock.

Wayleaves & Easements
The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.
There are no wayleaves or easements as far as we are aware.

Rights of Way
The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

What3Words///
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Nitrate Vulnerable Zone (NVZ)
The property does fall within a Nitrate Vulnerable Zone which limits the quantity and time of year fertiliser can be added to the land.

Sporting and Mineral Rights
The Sporting Rights and Mineral Rights are included in the sale so far as they are owned.

Overage
There is an overage over the Property with North Yorkshire Council (the Previous Owners) for a period of 80 years commencing ion 1998. Any development with the exception of agricultural, horticultural and equestrian will be subject to a payment of 70% of the uplift in value.

Viewing

By appointment from the Agents only. Please note that if you have downloaded these particular's 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 updates.

Plans and Measurement

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Local Authority

North Yorkshire Council, County Hall,
Northallerton, North Yorkshire, DL7 8AD
T: 0300 131 2131

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 Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

Guide Price - Offers Over

£35,000

Anti-Money Laundering Regulations

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

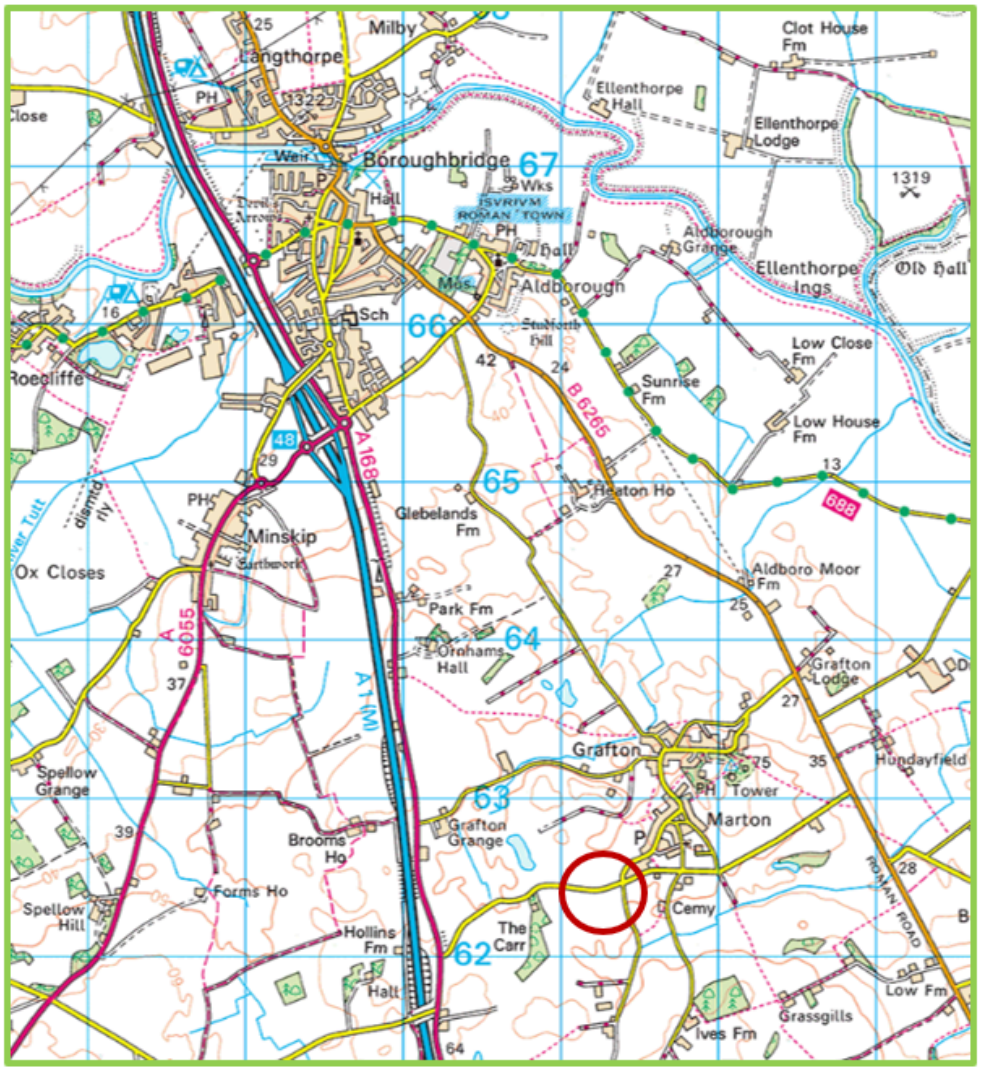
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Important Notice

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 with 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 f the-vendors or lessors of the property/properties, whose agents for are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and will 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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