



## Land At Slingsby Green Dyke Lane | Slingsby

31.36 acres (12.68 ha) arable and grassland, with a range livestock buildings off Green Dyke Lane, Slingsby, immediately adjoining properties on the east side of Railway Street.

For sale, freehold with vacant possession upon completion.



**Offers Over £300,000**

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## DESCRIPTION

The greater part of the land is described as grade 2 on the land classification map of England and Wales with that part adjoining the railway line classified as grade 3, lying between 25-30m above sea level and suitable for growing cereals, root crops and grass.

## BUILDINGS

### FORMER DEEP LITTER HUT

877" x 408" (26.70 x 12.40)

Of timber and profiled cement construction, internal concrete block divisions.

### 3 BAY DUTCH BARN

149" x 586" (4.50 x 17.85)

Of timber and profiled fibre cement construction.

### DUTCH BARN/FOLD SHED

449" x 302" (13.65 x 9.20)

Of steel and profiled cement construction, hard-core floor.

## NITRATE VULNERABLE ZONE (NVZ)

The land does not lie within an existing NVZ.

## DEVELOPMENT

A strip of land adjoining Green Dyke Lane is included in the "call for sites" arrangement with North Yorkshire County Council and in the event of development for residential purposes an overage arrangement of 40% for 15 years will apply.

## SERVICES

Mains water supply. The purchaser shall be responsible for electrical connections. Transformer closeby.

## DRAINAGE RATES

Drainage rate payable to Vale of Pickering Internal Drainage Board, approximately £50 per annum in respect of field number 0849.

## SCHEDULE OF LAND

Grid Ref	Field No	Description	Hectares	Acres
SE 7075	0849	Arable	3.37	8.33
SE 7075	0124	Grass	1.28	3.16
SE 7075	0623	Grass	1.65	4.08
SE 7075	1412	Arable	2.17	5.36
SE 7075	0104	Grass	0.34	0.84
SE 7075	0504	Grass	0.88	2.17
SE7074	1399	Arable	2.09	5.16
SE7074	0197	Grass	0.35	0.86
SE7074	0193	Grass	0.13	0.32
SE7074	0593	Grass	0.42	1.08
<b>Total Area</b>			<b>12.68</b>	<b>31.36</b>



#### RIGHTS OF WAY

Access to the farm buildings is by a right-of-way for all purposes at all times over the track by Wyville farm buildings. Access to the farmland is directly from Green Dyke Lane.

Public footpath along west side of fields 1412 and 1399

Field 0849 is accessed by a right-of-way over the old railway line on the west side of the sewage treatment works

The property is sold subject to and with the benefit of all existing rights of way, water, drainage and other agreements attached to the property whether referred to in these particulars or not.

#### EASEMENTS

NEDL have the benefit of an easement for service poles across the land.

#### TENURE

Freehold with vacant possession.

#### METHOD OF SALE

The land is offered for sale by private treaty the vendors reserve the right to conclude the sale by whatever method they deem appropriate.

#### VENDOR'S SOLICITORS

Harrowells, Clifton Moor, York.

#### VAT

It is understood 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.

#### PLANS AREAS AND MEASUREMENTS

The plans areas and measurements provided are taken from Rural Payments Agency data, are for guidance purposes only, and are subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out inadequate inspection and site survey to satisfy themselves, where the extent of the boundaries are located.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire. SL78AD.

#### 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 in further mailings regarding the property.

#### WHAT3WORDS

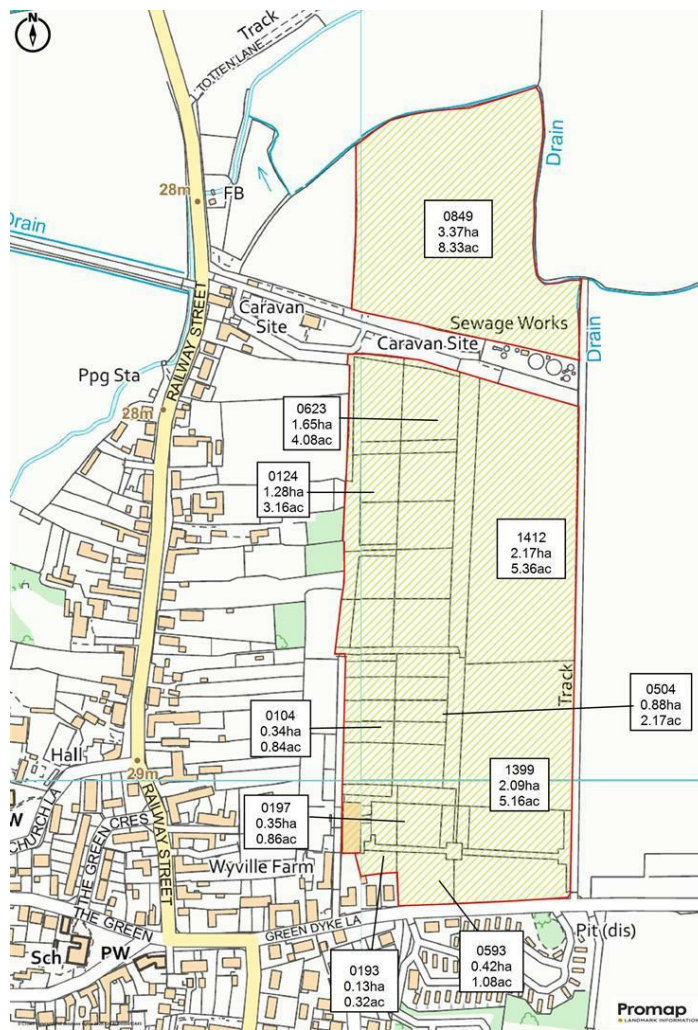
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#### ANTI-MONEY LAUNDERING REGULATION

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 purchasers. Prior to an offer being accepted all parties who are purchasing must provide the necessary evidence.



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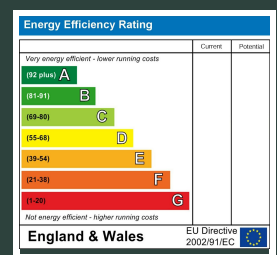


## VIEWING

Strictly by appointment with the Agent.

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### 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.

**BC**  
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