



10.03 acres of Agricultural Land at Haxby, York. Available as a whole or in 2 lots

StephensonsRural

SR  
Est. 1871



**10.03 acres of  
Agricultural Land  
suitable for a variety  
of uses,  
1 mile north of Haxby,  
YO32 2LH**

**Available as a whole  
or in 2 lots.**

**Offers over:**

**Lot 1 - £70,000**

**Lot 2 - £50,000**

**The Whole - £120,000**

#### **Location**

The land is located 1 mile north of Haxby and 1 mile west of Strensall and is accessed off Crossmoor Lane. The land is less than 2 miles from York Road (B1363) offering great transport routes to York (5 miles) and Easingwold (7.5 miles).

#### **Description**

The land extends to approximately 10.03 acres (4.06 hectares) of productive arable land and is offered as a whole or in two lots currently marked out on site by pegs. Lot 1 totals 5.84 acres and Lot 2 4.19 acres.

The land is classified as Grade 3 agricultural land. The land is suitable for growing cereals and grass but has potential to be used for equestrian or amenity purposes, subject to obtaining the appropriate consents. The land is not fenced, and the boundary comprises hedgerows, ditches and trees.

#### **Access**

Access to the land is off the eastern boundary from Usher Lane. Lot 2 will have a full right of way along the southern boundary of Lot 1.

#### **Services**

There is a water meter located to the left of the entrance to the field. We are unaware of any other services connected to the land.

#### **Entry to the Land**

The Purchaser is to be given entry to the Land on completion.

#### **Tenure**

Freehold with vacant possession on completion.

#### **Wayleaves and Easements**

We are unaware of any wayleaves or easements crossing the land.

#### **Rights of Way**

There are no public footpaths or any other rights of way that cross the Land. Lot 2 will have a full right of way along the southern boundary of Lot 1 as outlined brown on the OS plan.

#### **Sporting and Mineral Rights:**

Sporting and mineral rights are included with the sale so far as they are owned. Although we are aware that the Church Commissioners own the mineral rights over most of the property.

#### **Drainage Rates**

Drainage rated are payable to the Foss Drainage Board and they have a right of access to clean the ditch along the northern boundary.

#### **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](http://www.stephenson.co.uk) for regular email updates.

#### **What3Words**

///defends.efficient.shred

**Local Authority**

City of York Council, West Offices, Station Rise, York YO1 6GA

**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

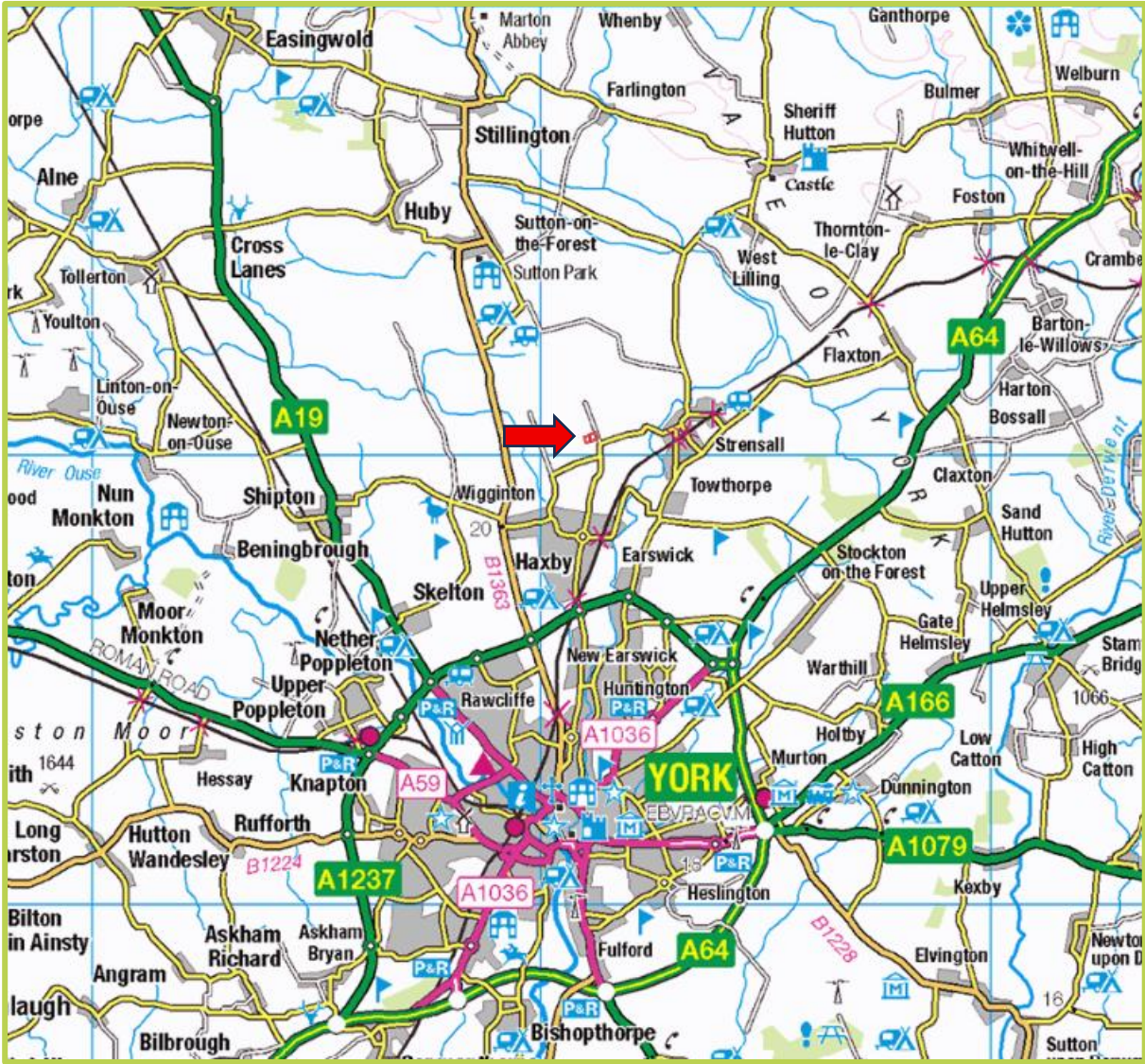
t: 01904 690111

**Agent Contacts**

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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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