



1.96 acre Grass Paddock at Hopgrove, York

StephensonsRural

SR
Est. 1871



Grass Paddock extending to 1.96 acres at Hopgrove Lane South, York, YO32 9TG

**Offers over:
£40,000**

Location

The land is located off Hopgrove Lane South adjacent to the A64 between the villages of Stockton on the Forest and Huntington on the outskirts of the city of York. The land is within easy reach of York City Centre which is just 3 miles to the south-west.

Description

The land comprises one field, extending in total to approximately 1.96 acres (0.79 hectares). The land is bounded to the north and east by the A1237 (York Ring Road) and the A64.

Access

The land is accessed directly off an old service road and private right of way which adjoins Hopgrove Lane South. The land lies directly next to residential dwellings on Hopgrove Lane South.

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 on completion.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

An easement exists in favour of Yorkshire Water for the Moor Monkton to Elvington water main. 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 private right of way from Hopgrove Lane South.

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.

Overage / Clawback

The sale is subject to an overage clause for a period of 25 years whereby 40% of the uplift in value is reserved to the vendors in the event of Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

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

City of York Council, West Offices, Station Rise, York, YO1 6GA.
t: 01904 551550

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:

Johnny Cordingley MRICS FAAV

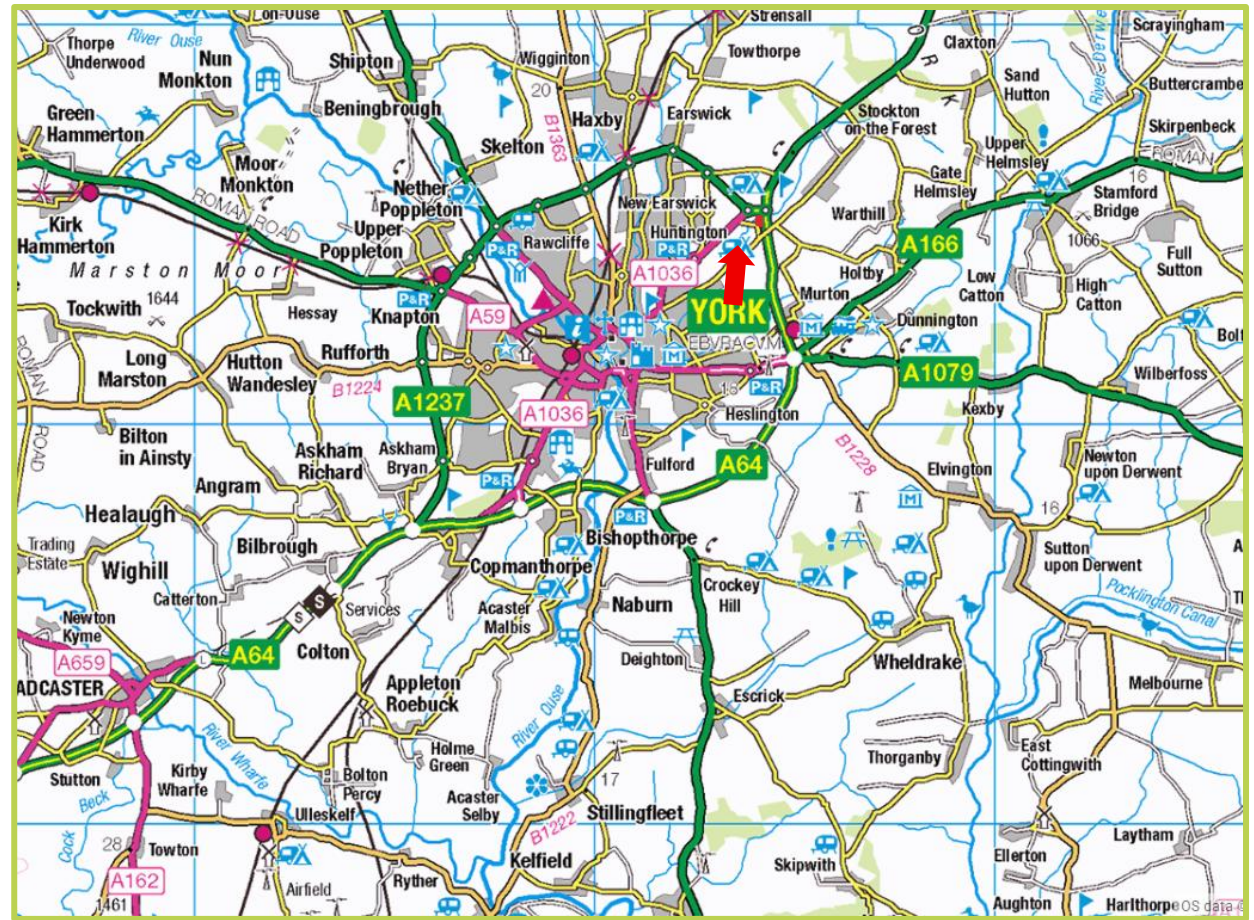
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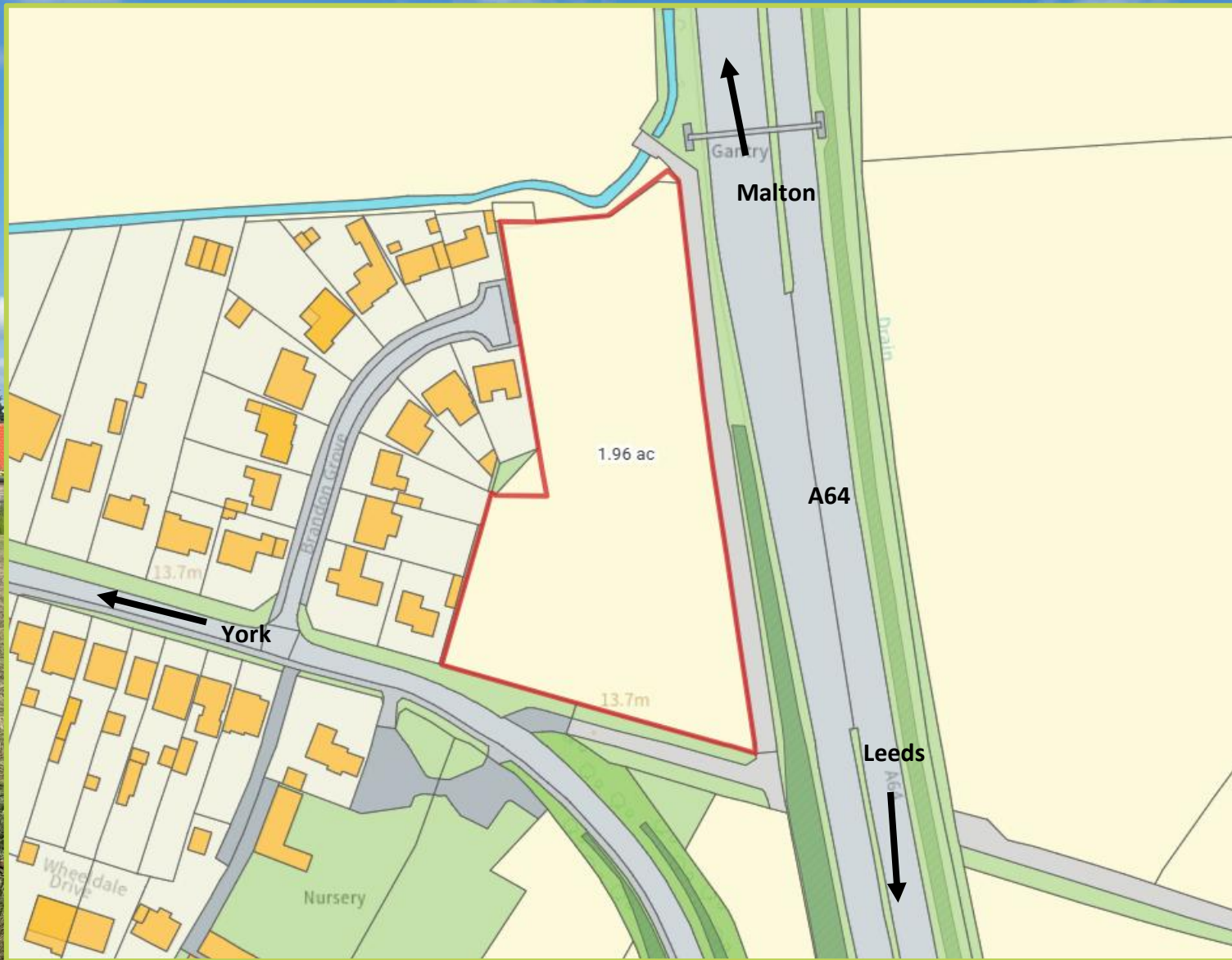
e: jc@stephenson.co.uk

James Bramley BSc

Tel: 01904 489731

e: james.bramley@stephenson.co.uk





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. Stephensons 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 Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk



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