



9.82 Acres (3.97 Hectares) of land at Wilberfoss, York

StephensonsRural

SR
Est. 1871



9.82 Ac (3.97 Ha) of Pasture and Arable Land near the village of Wilberfoss, York

Offers Over £100,000

A rare chance to create your own thriving wildlife haven with an opportunity for wetland and woodland creation alongside productive arable land. This block is tucked away in a tranquil setting yet still close to strong road links for easy access.

Location

The land is located down an access track off Old Green Lane to the north east of the village of Wilberfoss. The village is located approximately 5 miles west of Pocklington, 8 miles east of York City Centre and 11 miles north west of Market Weighton.

Description

The land comprises a single field with an area of approximately 4.92 acres in mixed pasture with some trees and 5.60 acres of Grade 3 arable that has grown maize and sugar beet previously.

What3Words///

careful.mining.hourglass

Tenure

Freehold with vacant possession on completion.

Services

It is understood that there is a water supply nearby that the purchaser may be able to connect to by separate arrangement.

Access

The land is accessed via a track off Old Green Lane with the benefit of a registered right of access shown as the brown line on that attached site plan.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There is an overhead line crossing over the north east corner.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendor is not aware of any public rights of way crossing the land.

Nitrate Vulnerable Zone (NVZ)

The property does lie in a Nitrate Vulnerable Zone.

Viewing

By appointment from the Agents only. Please note that 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 updates.

Local Authority

North Yorkshire Council, County Hall, Northallerton

Tel: 01609 780 780

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.

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.

Offers Over

£100,000

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

Wood Sherwood Solicitors, 6-10 Railway St Pocklington York YO42 2QZ

T: 01759 302 791

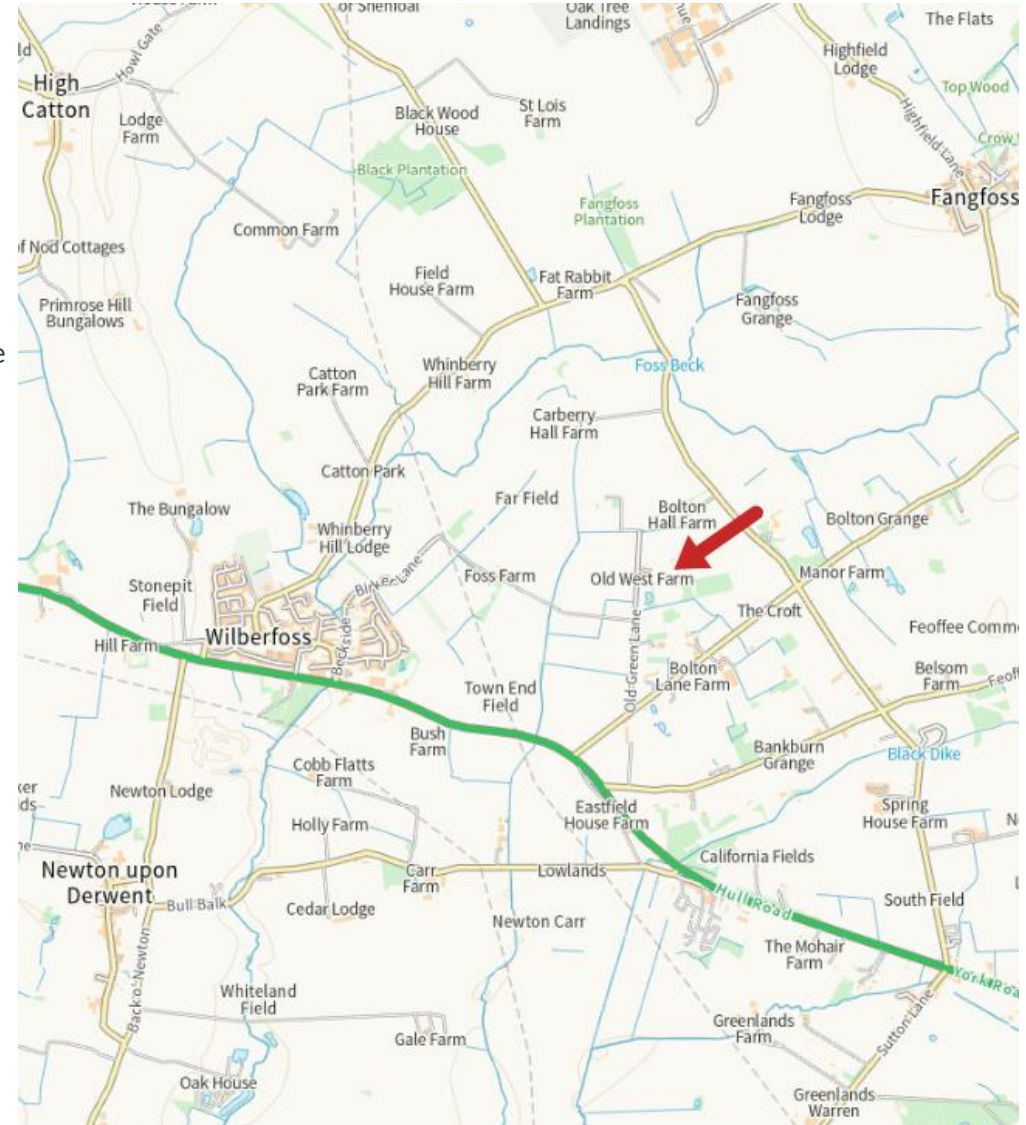
Agent Contact

For further information please contact:

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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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