

1.70 acres of Land at Cliffe, Selby

StephensonsRural

SR Est.1871







1.70 acres of Land, on the edge of the village of Cliffe, YO8 6NH

Great potential for equestrian and amenity use

Offers over: £45,000

Location
The land is located to the southeast of the village of Cliffe and is accessed off Hull Road. The land is less than 2.5 miles off the A19, offering great access routes to both York and Selby.

Description
The land extends to approximately 1.70 acres (0.69 hectares) and is currently part of a larger arable field. The land has good access and road frontage to Hull Road. The boundary of the land is marked out on site by wooden pegs.

The land comprises Grade 1 agricultural land. The soils comprise sandy and loamy soils, and the land is generally well drained.

The land is suitable for a range of uses including amenity and equestrian purposes subject to the appropriate consents.

Access
The land is accessed off Hull Road (A63) along the northern boundary of the field.

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 of the sale.

Tenure
Freehold with vacant possession on completion.

Fencing
The purchaser will be obliged to erect a fence on the western boundary within 6 months of purchasing the land.

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

Rights of Way
There are no public footpaths that cross the Land.

Sporting and Mineral Rights:
Sporting and mineral rights are included with the sale so far as they are owned.

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.

Overage
The sale is subject to an overage clause for a period of 25 years whereby 30% of the uplift in value is reserved to the vendor in the event of Planning Permission being granted for any use other than agricultural, equestrian and horticultural.

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Local Authority
North Yorkshire Council, Jesmond House, 31-33 Victoria Ave, Harrogate HG1 5QE

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.

Offers Over
£45,000

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
Crombie Wilkinson Solicitors, 6 Park Street, Selby, YO8 4PW
Tel: 01757 708957

Agent Contacts
For further information please contact:

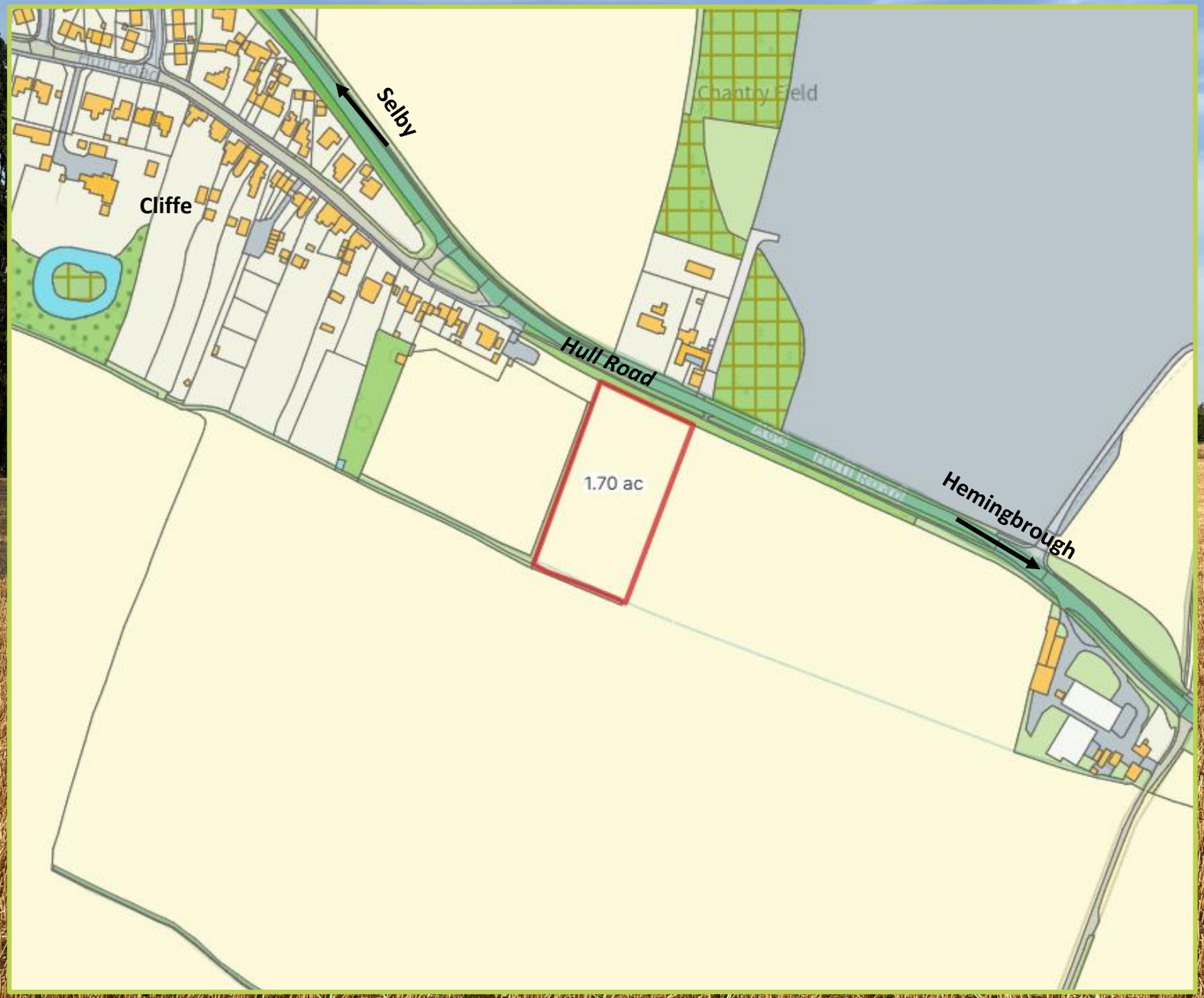
James Bramley BSc
Tel: 01904 489731
e: james.bramley@stephenson.co.uk

Johnny Cordingley MRICS FAAV
Tel: 01904 489731
e: jc@stephenson.co.uk



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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. 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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