



61.54 acres of arable land at I York

BoultonCooper

BC  
Est. 1801





## 61.54 acres of arable land at | York

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### Solicitors:

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# BoultonCooper

Guide Price £500,000

## LOCATION

The land is situated approximately 1 mile east of Hessay. To the south, the nearest village is Rufforth, being approximately 3 miles. The property is within easy reach of the A59 connecting York and Harrogate.

## DESCRIPTION

The level land comprises four arable fields and an area of amenity woodland extending in total to approximately 61.54 acres (24.91 hectares) of Grade 3 arable land. The land is well-suited for modern agricultural machinery and lies within the Foggathorpe 2 series outlining that the land has soils suitable for winter cereals or grassland. At the south west corner is a 200,000 gallon slurry tank on hardstanding. The tank is not included in the sale but is available by separate negotiation.

## ACCESS

The land is accessed from an unmade private track to the south west corner of the land from Low Moor Lane over which there is a right of access. The property is within one mile of the A59 connecting York and Harrogate. From the village of Hessay, head east on Shirbutt Lane before turning right down Low Moor Lane for approximately 0.7 miles before turning left on to the unmade track (shaded brown on the field plan). Keep left at the fork in the road and the land, slurry tank and small area of hardstanding will be straight ahead.

## SERVICES

We are unaware of any services to the land.

## FREEHOLD

Freehold with vacant possession on completion.

## WAYLEAVES AND EASEMENTS

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

## PUBLIC RIGHTS OF WAY

There are no public footpaths that cross the Land.

## **BASIC PAYMENT SCHEME (BPS)**

The land is registered for BPS but the entitlements are not included in the sale.

## **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**

The Mineral Rights are not owned for Fields 0833 and 8234.

For the remainder of the land the 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](http://www.stephenson.co.uk) for regular email updates.

## **ENTRY TO THE LAND**

The Purchaser is to be given entry to the Land following the completion of the 2023 harvest.

## **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.

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## **ANTI-MONEY LAUNDERING**

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 SOLICITORS**

Fitzgerald-Harts, Claro Chambers, Bridge Street, Boroughbridge, York, YO51 9LD  
t: 01423 322312 e: matthew.brown@fitz-law.co.uk

## **AGENT CONTACTS**

For further information please contact:

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Mary Foster BSc (Hons)  
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## **SCHEDULE OF LAND**

Please see attached sales particulars.





Type here

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.



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