

6.99 acres (2.83 hectares) of Land at Huntington, York

StephensonsRural

SR
Est. 1871





A Useful Parcel of Land extending to 6.99 acres at Huntington, York

Offers Over: £65,000

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Location
The land is located nearby the village of Huntington, being approximately 5 miles northeast of York Centre. The A64 is approximately 4 miles away, which provides convenient routes to the market town of Malton to the North and the city of Leeds to the West.

Description
The land extends to 6.99 acres (2.83 hectares) comprising one parcel.

Access is to the southwest corner via a right of access over a short track directly off the Outer York Ring Road (A1237). This is shown with a brown dotted line on the plan. The land is currently down as grass, being classified as Grade 3 on the Agricultural Land Classification. The west half of the parcel is described as having seasonally wet slightly acidic loamy and clayey soils and the eastern half is described as a loamy soil with naturally high groundwater suitable for grassland.

The land has been previously used for grazing livestock and there are established hedgerows to the boundaries.

Tenure
Freehold with vacant possession on completion.

Services
We are unaware of any services attached to the land.

Wayleaves & Easements
The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There is a National Grid Overhead line and Northern Powergrid Overhead Line crossing north to south over the land.

Rights of Way
The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

What3Words///
////relegate.haunts.proven - to the road access
///hint.sweetened.paying - to the land

Nitrate Vulnerable Zone (NVZ)
The property does fall within a Nitrate Vulnerable Zone which limits the quantity and time of year fertiliser can be added to the land.

Sporting and Mineral Rights
The Sporting Rights and Mineral Rights are included in the sale so far as they are owned.

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.

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.

Local Authority
York City 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 Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

Guide Price
£65,000

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
Harrowells Solicitors
1 St Saviourgate, York, YO1 8ZQ

Agent Contact
For further information please contact:

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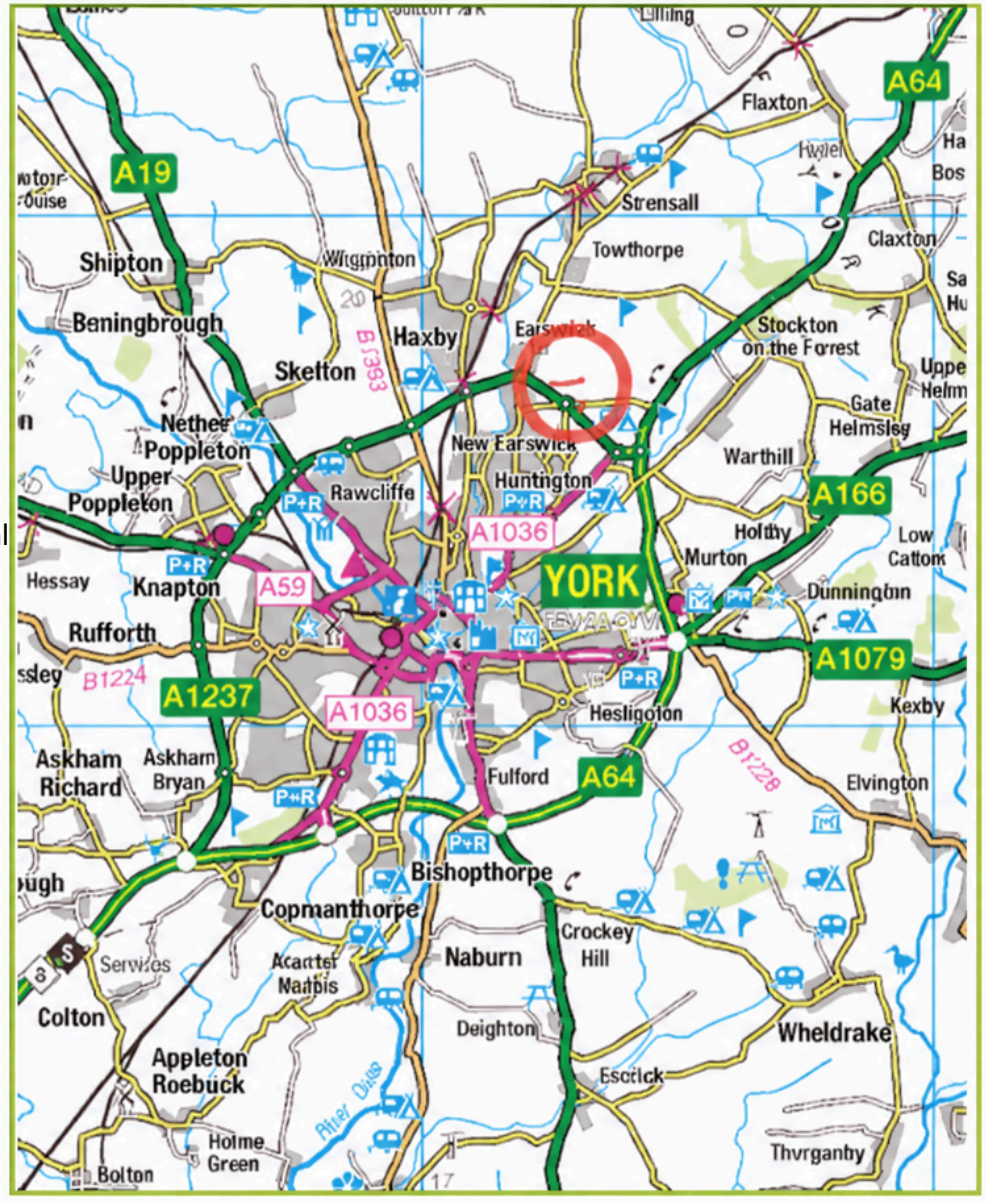

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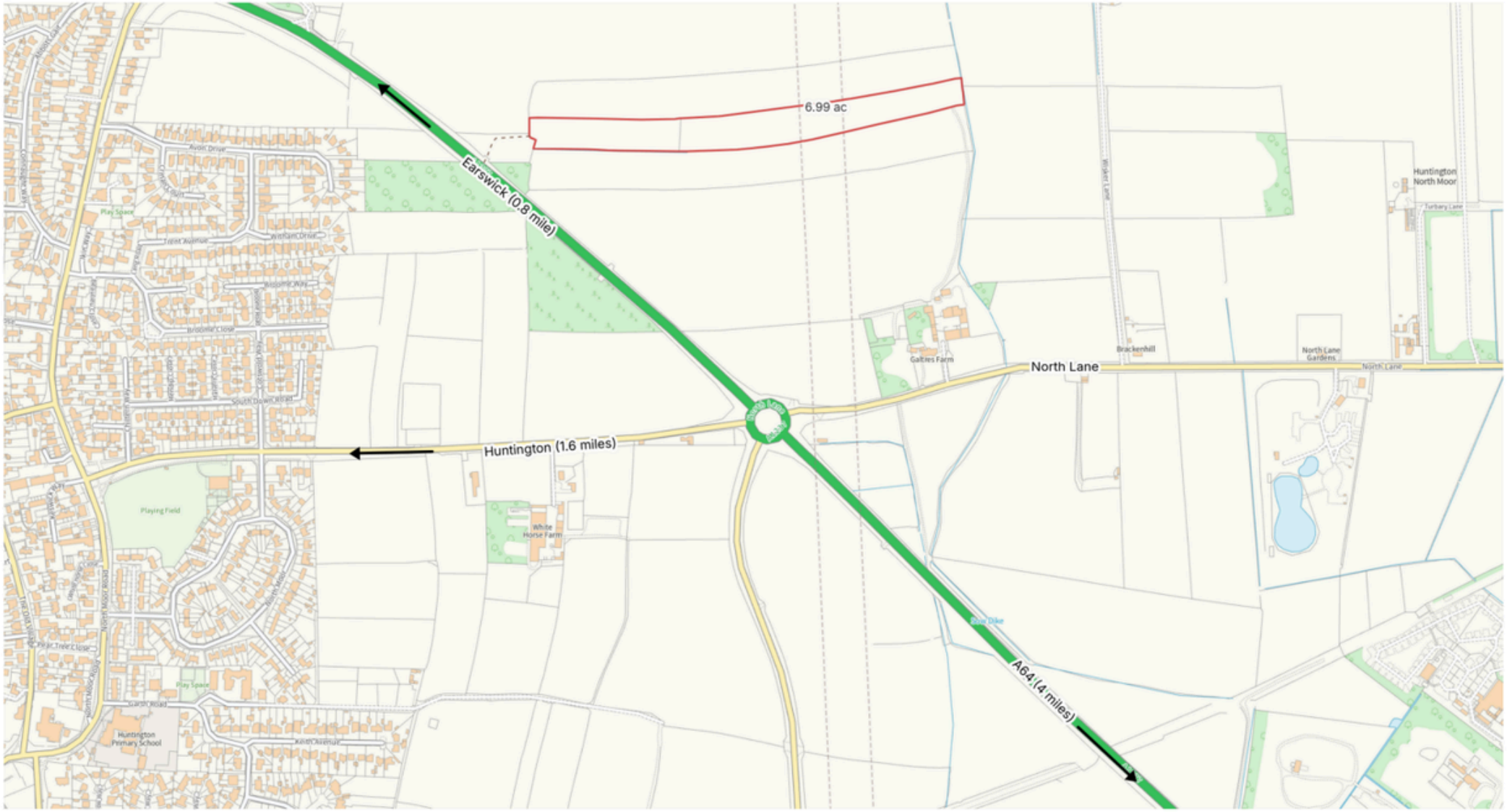
Important Notice
The description contained in this brochure is intended only to give a general impression of the property and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by any measurements 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. We cannot accept 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/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 a contract and (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.

BoultonCooper



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200 m

Scale 1:7500 (at A4)

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