



4.91 acres (1.99 ha) of Land at Score Ray Lane, Whixley, York

StephensonsRural

SR  
Est. 1871



## Land extending to 4.91 acres located to the north of Whixley, York

**Guide Price:**  
**£60,000**

### **Location**

The land is attractively situated, being 0.5 miles north of the village of Whixley, and has road frontage onto the Boroughbridge to Green Hammerton road (B6265), Rudgate and Score Ray Lane (no through road). The land is within easy reach of the A59 and A1 and lies approximately 8 miles west of the City of York. A Stephensons Rural For Sale board will identify the land.

### **WHAT3WORDS**

///wallet.bombshell.dizzy

### **Description**

The land comprises one field extending in total to 4.91 acres (1.99 hectares), and is currently down to a grass, having been arable cropped in the past. The land is bounded by mature hedgerows to the south and west.

The land is classified as Grade 2/ Grade 3 and lies within the Escrick 2 series being deep well drained often reddish coarse loamy soils. Some fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging. Hummocky relief. Suited to cereals, potatoes and sugar beet; some permanent grassland.

### **Access**

Access to the land is from Score Ray Lane.

### **Services**

We are unaware of any services connected to the land. Interested parties should make their own enquiries.

### **Entry to the Land**

The Purchaser is to be given entry to the land on completion.

### **Tenure**

We understand the land to be 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 crossing the land.

### **Basic Payment Scheme (BPS)**

No Basic Payment Scheme Entitlements are included in the sale.

### **Environmental Schemes**

We understand the land is not within any environmental scheme.

### **Nitrate Vulnerable Zone (NVZ)**

We have checked the Environment Agency NVZ map which confirms the land lies within an NVZ.

### **Sporting and Mineral Rights:**

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

### **Overage**

The land is sold without overage.

## 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.

## Local Authority

North Yorkshire Council, County Hall, Northallerton, North Yorkshire, DL7 8AH  
t: 0300 131 2131

## 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

Heather Roberts, Raworths Solicitors, Eton House, 89 Station Parade, Harrogate, HG1 1HF  
t: 01423 724618 e: [heather.roberts@raworths.co.uk](mailto:heather.roberts@raworths.co.uk)

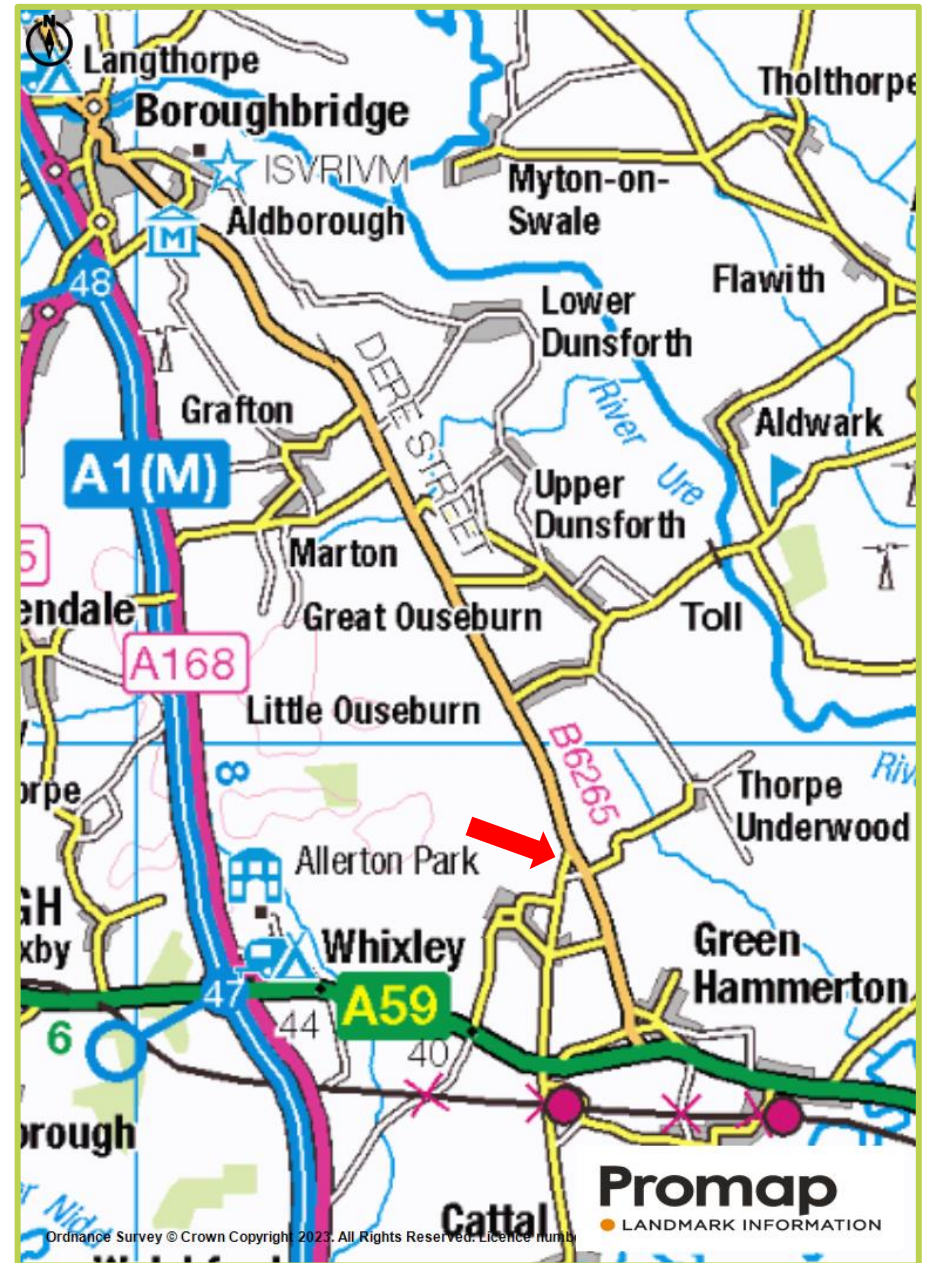
## Agent Contacts

For further information please contact:

Alice Hood MRICS FAAV  
m: 07758 214870 e: [alice.hood@stephenson.co.uk](mailto:alice.hood@stephenson.co.uk)

## Land Schedule

NG Ref	Description	Area	
		Acres	Hectares
SE4458 8973	Agricultural Land	4.91	1.99
<b>Total:</b>		<b>4.91 ac</b>	<b>1.99 ha</b>





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NOT TO SCALE



**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 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.