



1.30 acres Land at Butt Dyke Field Thornton Road | Pickering

An opportunity to acquire a strategically located single parcel of grassland extending to 1.30 acres (0.53 hectares) or thereabouts, with roadside frontage onto Thornton Road. The property is conveniently situated on the edge of the ever popular market town of Pickering. The sale of the land offers a rare and exciting opportunity for those with agricultural, equestrian and horticultural interests, or for alternative uses, such as recreational use (padel courts) subject to the necessary planning consents. Please refer to the Planning section of these sales particulars for further information.

- 1.30 acres (0.53 hectares) of grassland
- Accessible location with roadside frontage
- Currently used for grazing
- Situated on the eastern edge of Pickering



Guide Price £100,000

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DESCRIPTION

A single parcel of grassland extending to 1.30 acres (0.53 hectares) or thereabouts, with roadside frontage onto Thornton Road. The property is conveniently situated on the edge of the ever popular market town of Pickering.

TENURE

Freehold with vacant possession.

WAYLEAVES AND EASEMENTS

There are electrical overhead wires and poles crossing the land. All the land is sold subject all wayleaves and easements whether mentioned in these sale particulars or not.

SERVICES

We are unaware of any services to the land.

SPORTING AND MINERAL RIGHTS

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

NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency NVZ Map which confirms the land falls outside a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

North Yorkshire Council
County Hall, Racecourse Lane, Northallerton, North Yorkshire SL7 8AD
Tel: 0300 131 2131

PLANNING

Under a recent Pre-Application submission (App Ref: ZE26/00101/PREAPP) the current owner requested pre planning application advice from North Yorkshire Council for the "erection of 2no padel courts and ancillary reception and ancillary works". Whilst the response under any such application is caveated on the basis of it representing an informal officer opinion, the conclusion given was that a development has "the potential to be supported". A copy of the pre-application response letter from North Yorkshire Council and the indicative plans provided by the applicants architect are available from the selling agents.

GUIDE PRICE

£100,000

METHOD OF SALE

The land is offered for sale by private treaty. The vendors reserve the right to conclude the sale by whatever method they deem appropriate.



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

Drivers Solicitors - George Knowles
56a Bootham
York
YO30 7BZ

AGENT CONTACT

Henry J Scott BA (Hons) MSc MRICS
Partner
Mob: 07739983806
Email: henry.scott@boultoncooper.co.uk

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are for guidance only and are 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.

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 property.

WHAT3WORDS

fully.stems.fallen

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VIEWING

By Permit from the Agent

St Michaels House Market Place, Malton, YO17 7LR
t: 01653 692151
e: malton@boultoncooper.co.uk

boultoncooper.co.uk



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.

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