



3.21 Acre (1.30 Hectare) Grass Paddock, Pickhill, Thirsk

StephensonsRural

SR
Est. 1871



**3.21 Ac (1.30 Ha)
Grass Paddock
off the A6055
near Thirsk.
Suitable for
amenity and
equestrian use.**

**Guide Price:
£45,000**

Location

The land is located off the A6055, approximately 1 mile west of the village of Pickhill, situated between the A6055 and the A1(M). Thirsk is located approximately 6.5 miles to the east, and Ripon approximately 8 miles to the south. The A1(M) can be accessed at Baldersby Interchange, approximately 5 miles to the south, and Leeming Bar Junction, approximately 5 miles to the north. The nearest postcode is YO7 4LJ.

Description

The land comprises a single parcel of land extending to approximately 3.21 acres (1.30 hectares). The land is classified as partly Grade 2 to the south and partly Grade 3 to the north on the Agricultural Land Classification. The soils falls within the Escrick 2 Soil Association, being described as deep, well-drained coarse loamy soils, suitable for growing grass, cereals and roots.

The boundaries are predominantly formed by hedgerows, with the land currently being unfenced.

The land is currently entered into a Sustainable Farming Incentive (SFI) agreement, however, the agreement will not be transferred to the purchaser upon completion of the sale.

Access

The land benefits from good access off the A6055 with a concrete entrance to a metal gate.

What3Words///

///curious.eruptions.submerge

Tenure

Freehold with vacant possession on completion.

Services

We are unaware of any services connected to the land.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendors are not aware of any public rights of way crossing the land.

Nitrate Vulnerable Zone (NVZ)

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

Designations

The land is part of the Healam Bridge Roman Fort and Vicus Scheduled Monument Site.

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

North Yorkshire Council, County Hall,
Racecourse Ln, Northallerton DL7 8AD

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

£45,000

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

Hutchinson & Burchanan LLP, 77 North Street,
Ripon, North Yorkshire, HG4 1DP

FAO: Andrew Hutchinson

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T: 01765 602156

Agent Contact

For further information please contact:

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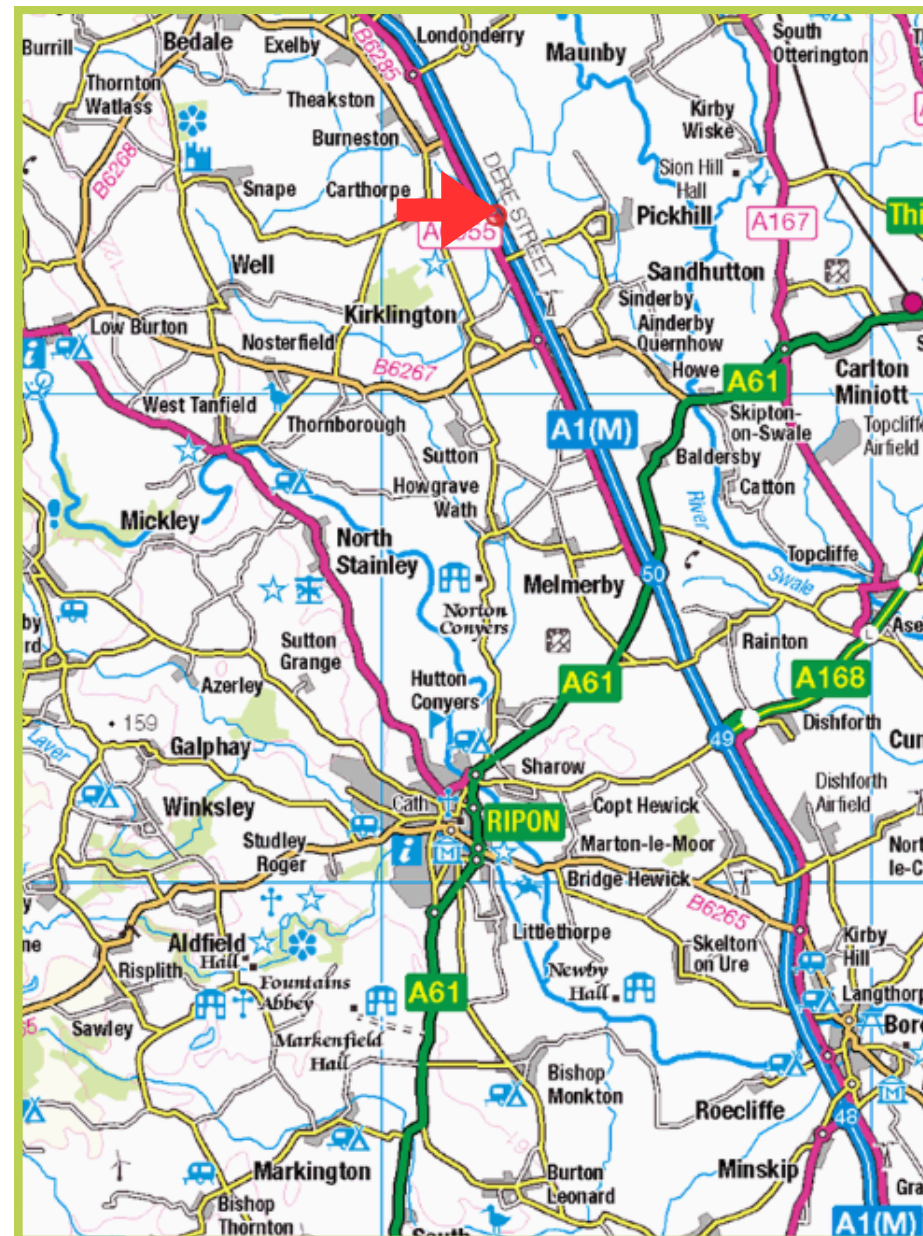
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Important Notice

The description contained in this brochure is intended only to give a general impression of the property, 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 general guide only and do not constitute any part of the contract (i i) 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.

