



68.13 acres of land at | York

BoultonCooper

BC
Est. 1801





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Solicitors:

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Guide Price £485,000





LOT 1

Field no. 4988 southern boundary is woodland and fencing, the rest of the field is fenced. The field is predominantly grass with a small area of hardstanding adjacent to Red House Lane. Field no. 8485 has ditches covering the northern and southern boundary, the rest of the field is surrounded by hedges. This field is the entrance to the Field no.'s 0375, 3175 and 4100. Field no. 0375 has a fence boundary on the west, with a ditch to the north and east and with a hedge and fence boundary to the south. This lot can be accessed from the driveway to Thickpenny Farm.

LOT 2

Field no. 3175 has a ditch on the western boundary, the rest of the boundary is a mixture of hedge and fence. There are electric overhead cables through the field from north to south. This field has a separate entrance off Scagglethorpe Lane. Field no. 5087 has a ditch and treeline on the northern and eastern boundary, with the southern boundary fenced and a ditch on the western boundary.

ENTRY TO THE LAND/TENURE

The land is currently let on a Farm Business Tenancy Agreement and vacant possession will be provided on the 1st January 2023.

WAYLEAVES AND EASEMENTS

There is an overhead power line crossing field no. 0375 from north to south.

There is an overhead power line crossing field no. 3175 from east to west.

SERVICES

There is no electric or water connection to the land. We understand that the nearest water supply is along Red House Lane.

PUBLIC RIGHTS OF WAY

There is a public bridleway which goes along the northern then eastern boundary of field no. 3175.

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 lies within a NVZ which will limit excessive fertiliser application.

SPORTING AND MINERAL RIGHTS

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 for regular email updates.

LOCAL AUTHORITY

Harrogate Borough Council, Civic Centre, St Luke's Mount, Harrogate, HG1 2AE
Tel: 01423 500 600

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

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

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