



10.90 Acres (4.41 Hectares) off Scoreby Lane, Gate Helmsley, York

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10.90 Ac (4.41 Ha) Grass Paddock with woodland on the edge of the village of Gate Helmsley, York

Guide Price:

£100,000

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Location

The land is located off Scoreby Lane on the south east edge of the village of Gate Helmsley, York, 0.2 miles south of the A166. The village is located approximately 1 mile west of Stamford Bridge, 4.2 miles north east of the A64. The nearest postcode is YO41 1NP.

Description

The land comprises one field, extending in total to 10.90 acres (4.41 hectares), comprising approximately 8.37 acres (3.39 hectares) of grassland and 2.54 acres (1.03 hectares) of woodland).

The land is classified as Grade 2 on the Agricultural Land Classification and the soils fall within the Everingham Soil Series, being described as deep stoneless permeable fine sandy soils suitable for cereals, root cropping and grassland.

The boundaries are predominantly post and rail fenced with the west boundary being marked by a ditch.

The land is accessed by a field gate marked 'X' on the plan.

Access

The land is accessed directly from Scoreby Lane, which heads south west from the A166 at Gate Helmsley. We have reviewed the City of York Council Definitive Map which shows Scoreby Lane as an Adopted Highway. There is a right of access over the grass verge adjacent to Scoreby Lane providing unencumbered access from the public highway to the land.

What3Words///

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Tenure

Freehold with vacant possession on completion.

Services

The land benefits from a water supply with a metal trough being located approximately 25 metres into the field from the field access gate.

Wayleaves & Easements

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

There are three telegraph poles in the grassland area of the field.

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 Rights are included in the sale so far as they are owned and the Mineral Rights are excluded from the sale.

Restrictive Covenant

There is an existing Restrictive Covenant that binds the Property as set out below:

- a. Not to use or permit the Property for any purpose other than as a Grass paddock and woodland
- b. Not without prior written consent of the Transferor to extend, develop, erect, or suffer to be erected any building or structure whether of a permanent or temporary nature on any part of the Property provided that the Transferor shall not unreasonably withhold consent for stable buildings in a position and of a scale which does adversely affect the Retained Land.
- c. Not to keep pigs on the Property.

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

City of York Council, West Offices, Station Rise, York, YO1 6GA.

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

£100,000

Anti-Money Laundering Regulations

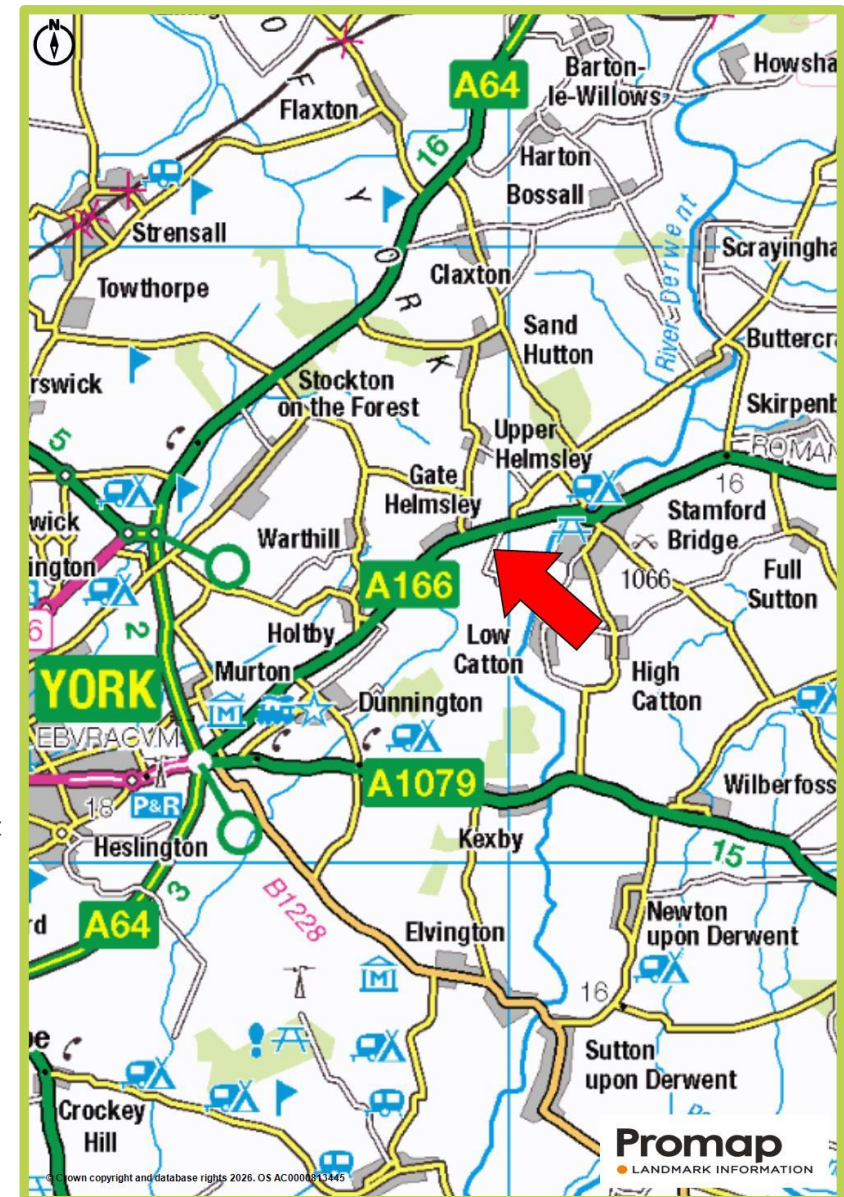
The Agent must comply with Anti-Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Knights Solicitors Plc

Agent Contact

For further information please contact:
Mary Foster MRICS FAAV
E: mary.foster@stephenson.co.uk
T: 01904 489 731



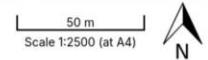
Important Notice

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. 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 general guide only and do not constitute any part of the contract (i i) 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.



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