



17.77 Acres of Agricultural Land | Snainton, Scarborough

An opportunity to acquire 17.77 acres (7.19 hectares) or thereabouts of productive Grade II agricultural land, located in two separate parcels, just to the south of the village of Snainton, between Malton and Scarborough. The property is available as a whole or in two separate lots as follows:

9.63 acres (3.90 hectares) or thereabouts of arable land fronting Foulbridge Lane

8.14 acres (3.29 hectares) or thereabouts of arable land adjoining Barker's lane

FOR SALE BY INFORMAL TENDER WITH BEST AND FINAL OFFERS TO BE RECEIVED
AT OUR MALTON OFFICE BY 4PM ON WEDNESDAY 24TH JULY 2024

Offers Over £200,000 (The Whole)

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LOT 1 - 9.93 ACRES OF ARABLE LAND (edged red)

Grade II arable field with direct road frontage along its eastern boundary onto Foulbridge Lane. A productive single parcel of arable land, capable of growing cereals and root crops. The soil falls within the Landbeach soil series which are described as being permeable calcareous coarse loamy soils affected by groundwater over chalky gravel. Some deep, in part non-calcareous fine and coarse loamy soils affected by groundwater.

LOT 2 - 8.14 ACRES OF ARABLE LAND (edged blue)

Grade II arable field access via a shared track leading from Barker's Lane. A productive single parcel of arable land, capable of growing cereals and root crops. The soil falls within the Landbeach soil series which are described as being permeable calcareous coarse loamy soils affected by groundwater over chalky gravel. Some deep, in part non-calcareous fine and coarse loamy soils affected by groundwater.

TENURE

Freehold with vacant possession on completion, and following the 2024 harvest.

WAYLEAVES AND EASEMENTS

We understand an underground gas pipeline crosses under Lot 2. 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 either parcel of land.

SPORTING AND MINERAL RIGHTS

The Sporting & 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

GUIDE PRICE

FOR SALE BY INFORMAL TENDER WITH BEST AND FINAL OFFERS TO BE RECEIVED AT OUR MALTON OFFICE BY 5PM ON WEDNESDAY 24TH JULY 2024.

9.63 acres (3.90 hectares) of arable land fronting Foulbridge Lane, Snainton – Guide Price £110,000

8.14 acres (3.29 hectares) of arable land adjoining Barker's Lane, Snainton – Guide Price £90,000

The Whole: offers over £200,000

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

Wilkin Chapman Solicitors
The Hall, Lairgate, Beverley, East Yorkshire. HU17 8HL
For the Attention of Alistair Latham

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.



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VIEWING

Strictly by appointment with the Agents.

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.

BoultonCooper 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 BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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Est. 1801