



29.28 acres of arable land at Marston Moor Farm | Hessay, York

A productive parcel of arable land extending to 29.28 acres (11.85 ha) or thereabouts.

The land is conveniently located with road frontage along its western boundary onto Marston Lane, to the west of the village of Hessay, and south of the A59. It is considered the land will appeal to a range of prospective purchasers, including agricultural, equestrian or other users.

- 29.28 acres (11.85ha) or thereabouts
- Convenient location, between the villages of Tockwith and Hessay, south of the A59
- Suitable for a range of prospective buyers
- Productive parcel of arable land
- Road Frontage on to Marston Lane
- No onward chain



Guide Price £240,000

BoultonCooper

BC
Est. 1804

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DESCRIPTION

A single productive parcel (NG9578) of arable land which has been cultivated, ready for a winter crop to be sown. The land which is generally flat, is identified as being Grade 3 according to the Agricultural Land Classification Maps. The land is identified within the Foggathorpe 2 soil series of marine alluvium soils, described as 'slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soils. This soil type is suitable for winter cereals and grassland rotations.

SITUATION

The land lies between the villages of Tockwith and Hessay, 5 miles west of York and 14 miles east of Harrogate.

DIRECTIONS

From York on the A59, turn left along Marston Lane, signposted Long Marston and Tockwith. Continue along Marston Lane for half a mile, after which the field can be found immediately on the left with the field entrance at the south west corner. The nearest postcode is YO26 8JW.

BASIC PAYMENT SCHEME (BPS)

The land is registered for the Basic Payment Scheme and the Entitlements for the 2023 season will be available for purchase separately, should they be required. The vendor is to retain the BPS claim for the 2022 season.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

As far as we are aware, there are no rights of way, wayleaves or easements which affect the land.

SERVICES

We are advised that no services are available.

ENVIRONMENTAL STEWARDSHIP

The land is not currently in any Stewardship Scheme.

SPORTING AND MINERAL RIGHTS

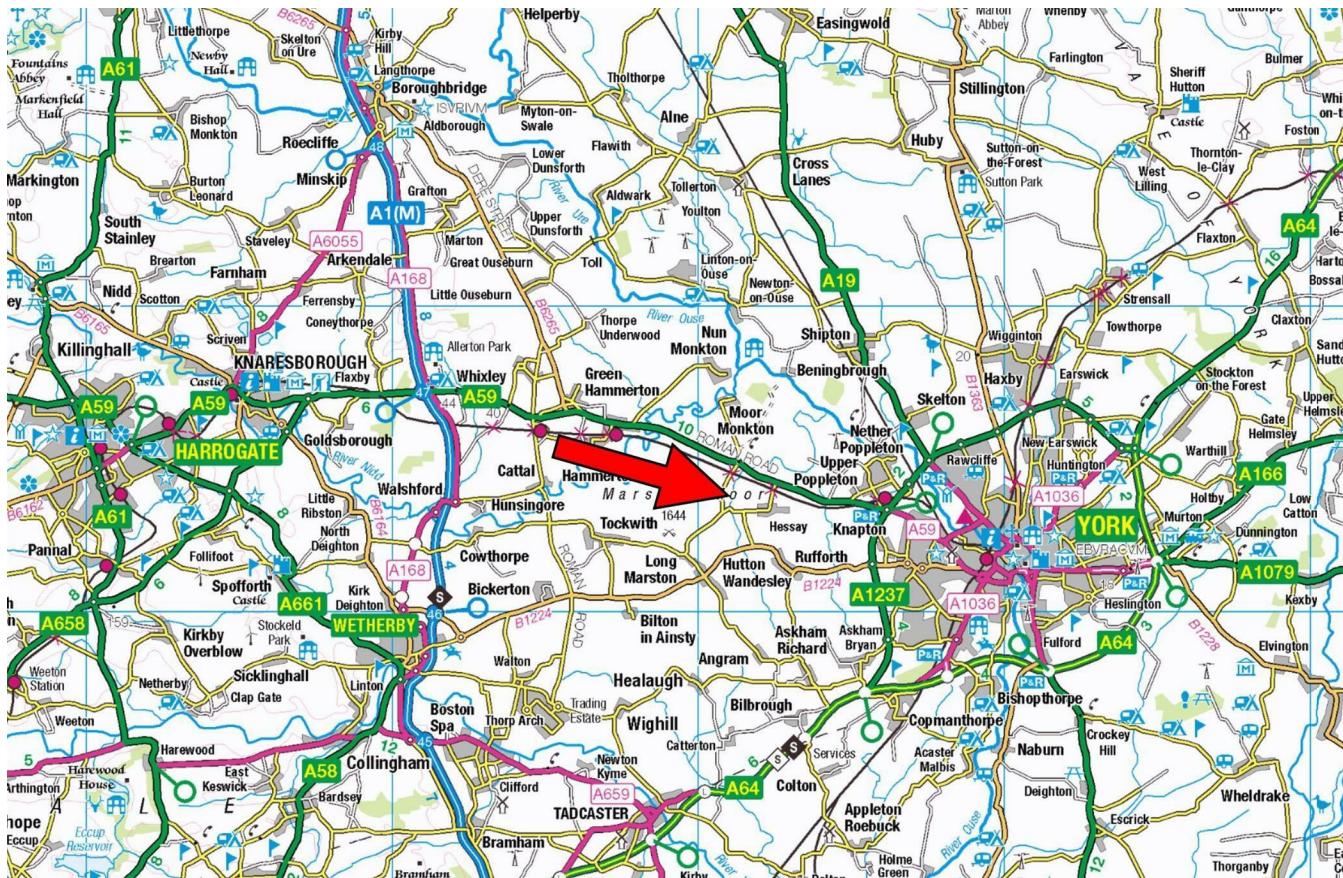
The Sporting Rights are included in the sale, so far as they are owned. The Mineral Rights are excluded.

OUTGOINGS

An annual rate is payable to Marston Moor Internal Drainage Board.

TENURE

Freehold with vacant possession on completion.



CONTRACTS AND COMPLETION

For the avoidance of doubt, no going valuation will be payable at completion.

VENDOR'S SOLICITOR

Drivers Solicitors, 56a Bootham, York, YO30 7BZ
Tel: 01904 625661

For the Attention of Samantha McAfee

VIEWING

By permit from the Agents only. Please note if you have downloaded the particulars from our website, you must contact the office to register your interest or you will not be included should further mailings be made on regarding this sale.

LOCAL AUTHORITY

Harrogate Borough Council, Crescent Gardens, Harrogate, HG1 2SG
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 Vendors reserve the right to conclude the sale by any means.

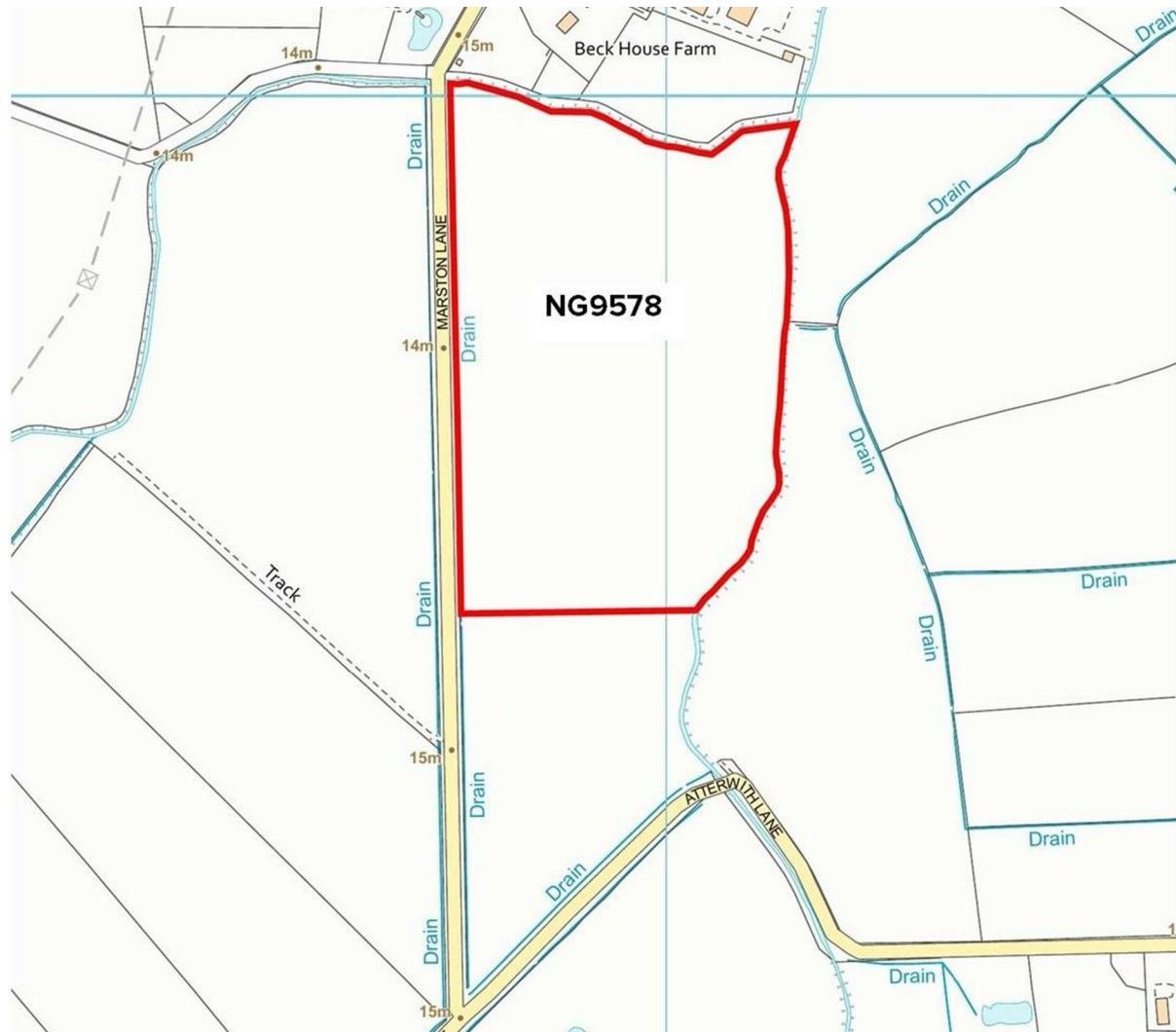
ANTI-MONEY LAUNDERING REGULATIONS

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

AGENT CONTACT

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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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