



8.23 acres off Pluntrain Dale Lane | Pickering

A useful grass field on the outskirts of Pickering with fine panoramic views over the Vale of Pickering.



Offers Over £80,000

8.23 acres off Pluntrain Dale Lane | Pickering



SITUATION

The land is situated along the track known as Pluntrain Dale Lane and Howl Dale Wood, off Ruffa Lane, Pickering approximately 1.5 miles from Pickering Town Centre.

THE LAND

The land lies between 50m and 65m above sea level is of a free draining type over limestone which is in permanent pasture and has fine panoramic views over the Vale of Pickering.

DIRECTIONS

Proceed to the end of the tarmac part of Ruffa Lane in an easterly direction, then turn left along an unmade track and the land is situated on the right hand side.

TENURE

Freehold with vacant possession on completion.

SERVICES

None.

OUTGOINGS

None known.

RIGHTS OF WAY

None known. The land is sold subject to and with the benefit of any rights of way whether referred to in these particulars or not.

WAYLEAVES & EASEMENTS

None known. The land is sold subject to and with the benefit of any wayleave or easement whether referred to in these particulars or not.

NITRATE VULNERABLE ZONE

The land is designated as being within a Nitrate Vulnerable Zone.

ENVIRONMENTAL STEWARDSHIP

The land is not currently managed under an Environmental Stewardship Scheme.

SPORTING RIGHTS

Sporting rights are included in the sale.



BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for Basic Payment purposes, entitlements are established and are included in the sale which will be transferred to the purchaser free of charge.

VIEWING

Strictly by appointment with the Agent.

PLANS, AREAS & MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and 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.

AGENT CONTACT

Philip Place FRICS FAAV
07702 853697
philip.place@boultoncooper.co.uk

METHOD OF SALE

The property is offered for sale by best offers to be submitted to the offices of BoultonCooper, St Michaels House, Malton YO17 7LR, by 12 noon on Friday 21st October 2022.

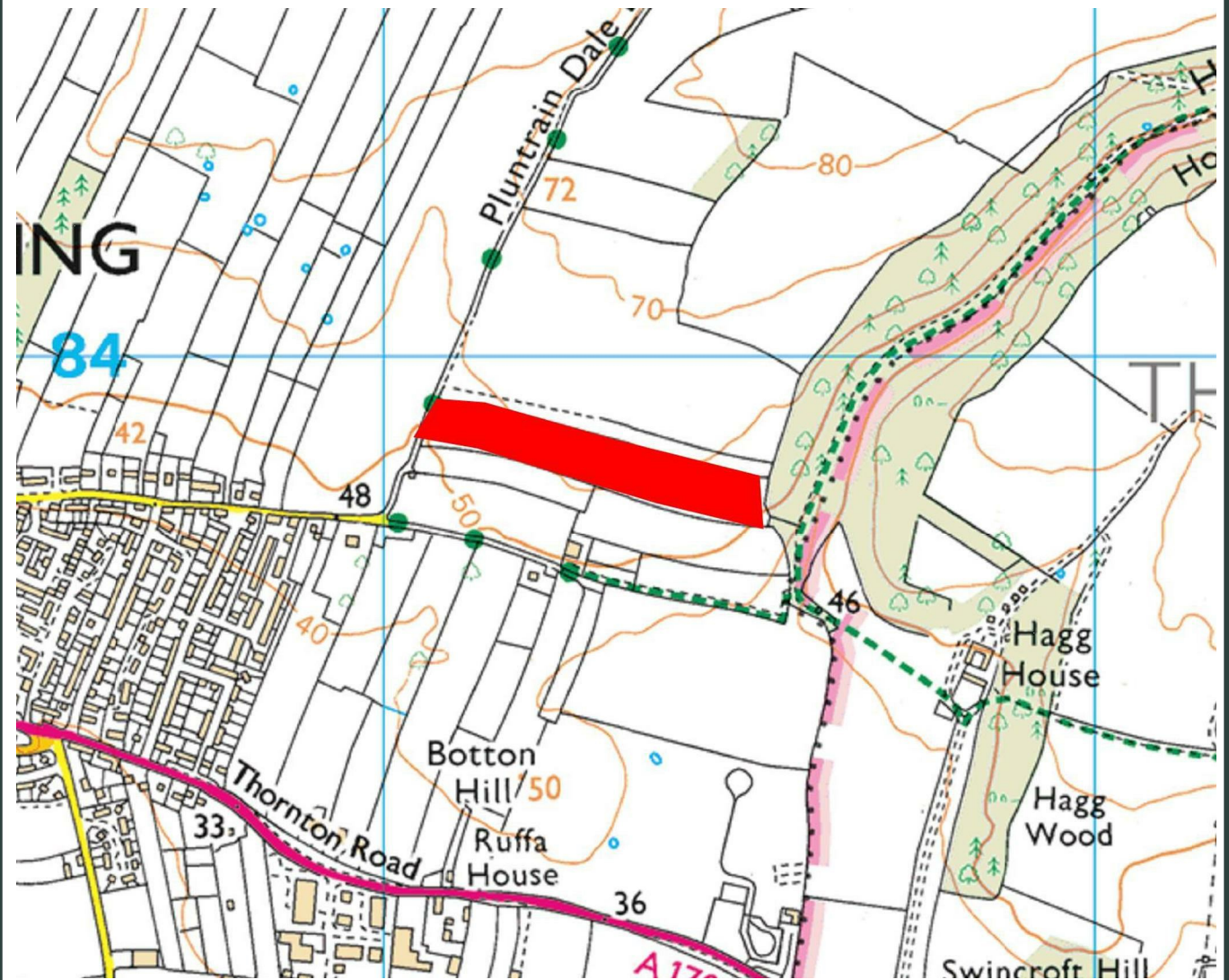
GUIDE PRICE

Offers over £80,000.

SCHEDULE OF LAND

Grid Ref.	Field No.	Description	Hectares	Acres
SE8183	3284	Permanent Grass	3.30	8.23
			3.30	8.23

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St Michaels House Market Place, Malton, YO17 7LR
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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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