



**6.13 acres of Land within Acaster South Ings SSSI at Acaster Malbis, York**



**Well-maintained  
Ings land  
accessed  
through popular  
village of  
Acaster Malbis,  
York.**

**Guide price:  
Offers over  
£25,000**

### **Location**

The land is located within the Acaster South Ings Site of Special Scientific Interest (SSSI). Acaster South Ings is accessed through the village of Acaster Malbis. On the corner of Mill Lane and Intake Lane, turn towards the slip way and take the track to the right alongside the River Ouse that provides vehicular access.

### **Description**

The land comprises 6.13 acres of the Acaster South Ings SSSI which is a 95-acre alluvial flood meadow. There are no boundary features to the north and south and the River Ouse forms the eastern boundary. The land is ideal for grazing or mowing purposes.

### **Directions**

From Acaster Malbis, head south on Mill Lane and turn left towards the slip way and turn right onto a track which runs alongside the River Ouse and to the Acaster South Ings.

### **Tenure**

Freehold with vacant possession on completion.

### **Services**

There are no services available to the land.

### **Tenure**

Freehold with vacant possession on completion.

### **Wayleaves and Easements**

We are unaware of any wayleaves or easements affecting the paddock.

### **Rights of Way**

The land benefits from a Right of Way for all purposes down the privately owned lane from Mill Lane, Acaster Malbis.

### **Basic Payment Scheme**

The land is registered for the BPS.

### **Fishing Rights**

The Fishing Rights on the River Ouse are let to the YDAA on an annual basis.

### **Method of Sale**

For sale by Private Treaty.

## Environmental Stewardship

The land lies within an Environmental Stewardship agreement. In the 2022 year, this shows a payment of £824.10.

There are a number of management restrictions on the land as follows:

- Do not cut hay before 1 July
- Do not apply fertilisers organic manures or waste materials
- No supplementary feeding
- Do not graze between 1 November and mid July
- Do not top, roll or harrow between 1 October and 30 June

A full list of the management prescriptions are available from the Agents.

## 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](http://www.stephenson.co.uk) for regular email updates for this property and other available properties.

## Local Authority

City of York Council, West Offices, Station Rise, York, YO1 6GA  
t: 01904 551550

## 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.

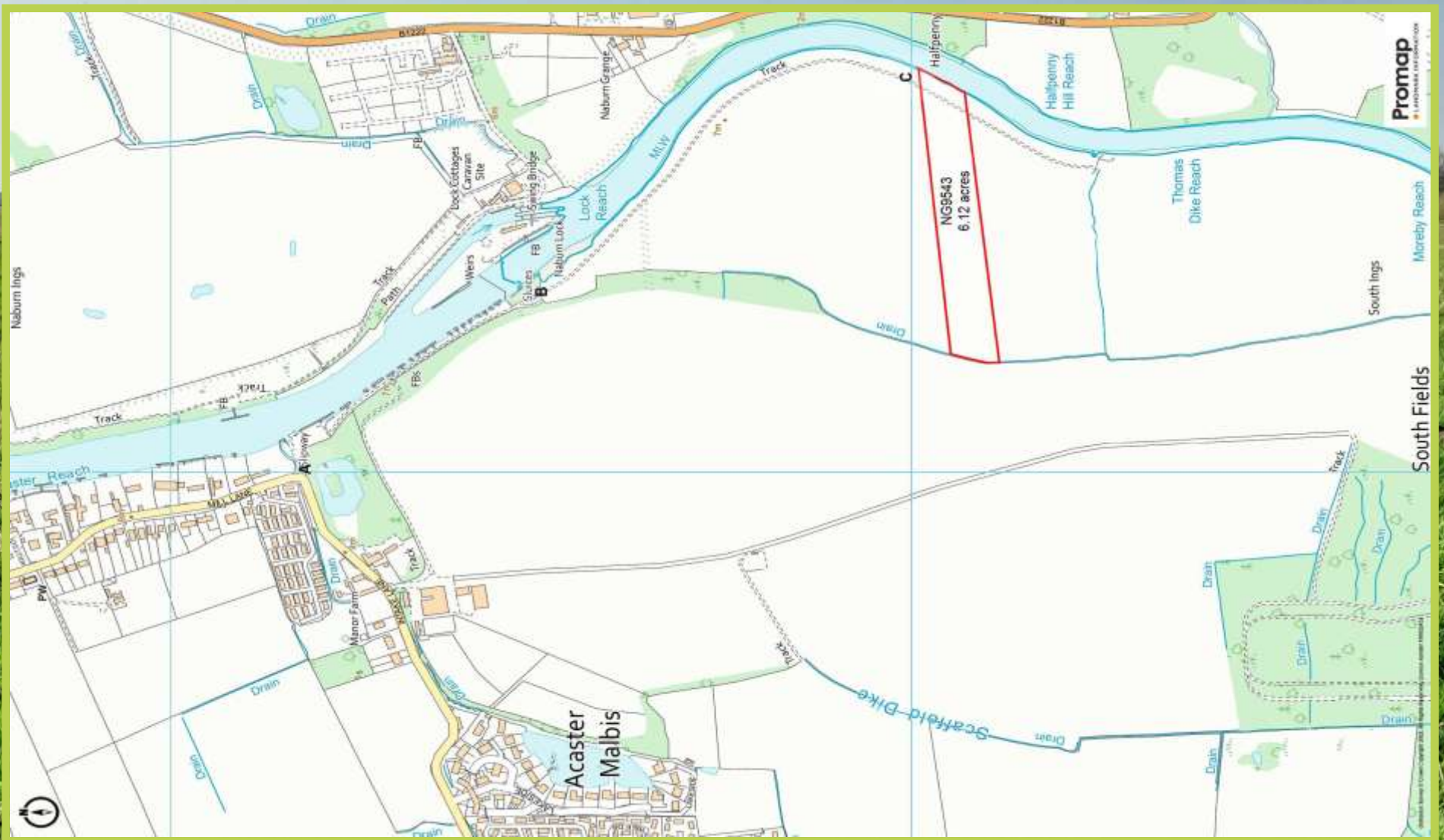
## Vendor's Solicitor

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## Agent Contact

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