



3.90 acre Grass Paddock and Building at Betteras Hill, Monk Fryston

StephensonsRural

SR
Est. 1871



Grass Paddock with a Building extending to 3.90 Ac (1.58 Ha) at Betteras Hill, Monk Fryston, LS25 5JG

**Offers Over:
£95,000**

SR
Est. 1871

Location

The land is located to the west of the villages of Monk Fryston and Hillam. Access is directly off Betteras Hill. The paddock lies approximately 0.7 miles west of Monk Fryston and Hillam, 1 mile south of South Milford and 1 mile east of the A1(M) Lumby junction, offering excellent connectivity.

Description

The land extends to 3.90 acres (1.58 ha) and the majority of the land is currently down to grass. There are 0.90 acres of woodland along the north and eastern boundaries, providing a shelterbelt from the main road. The south and west boundaries adjoin a neighbouring arable field.

The building is of concrete frame construction with fibre cement cladding, a concrete floor and a fibre cement roof, together with a lean-to. It is currently used for storage purposes.

The land is classified as Grade 2 under the Agricultural Land Classification, with deep medium to light silty loam to heavy clayey loam soils. The land has been down to grass for at least 30 years.

Tenure

Freehold with vacant possession on completion.

Services

We are unaware of any services attached to the land.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. An overhead electricity line crosses the land.

Rights of Way

The access to the land is owned by the neighbouring landowner. The land benefits from a Right of Way over this access for all purposes..

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

What3Words///

///grand.turntable.instance

Nitrate Vulnerable Zone (NVZ)

The property does fall within 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 and Mineral Rights are included in the sale so far as they are owned.

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

North Yorkshire Council, County Hall,
Northallerton, North Yorkshire, DL7 8AD
T: 0300 131 2131

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

Offers Over

£95,000

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

Emsleys Solicitors
No. 6, Colton Mill, Bullerthorpe Lane, Colton,
Leeds LS15 9JN

Agent Contact

For further information please contact:

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