



Land and Building at Slingsby, Malton

A rare opportunity to purchase grassland extending to 3.55 acres or thereabouts, together with a useful agricultural building 60' x 40' on the edge of the village of Slingsby, and with road frontage on to Slingsby Bank. The land will appeal to a wide range of prospective purchasers including those with agricultural, horticultural and equestrian or amenity interests.

The land is strategically located with road frontage along its eastern and southern boundaries and only 6 miles west of Malton.



Guide Price £70,000

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DESCRIPTION

The land comprises a single parcel of grassland extending to 3.55 acres (1.44 ha) on the edge of the village of Slingsby.

The land is classified as Grade 2 on the Agricultural Land Classification and the soils fall within the Elnton 2 series described as shallow, well drained brashy calcareous fine loamy soils over limestone. Some deeper fine loamy or fine loamy over clayey soils. Suitable for cereals, temporary grassland and grazing.

GENERAL PURPOSE BUILDING

60' x 40' (18.29m x 12.19m)

There is an agricultural building measuring 60' x 40' and is of steel portal frame construction with concrete block walls to three sides, part Yorkshire boarding above, earth floor, under a fibre cement roof.

ACCESS

There is access to the south from Slingsby Bank providing vehicular access into the land.

LOCATION

The land is situated to the south of the picturesque village of Slingsby and has road frontage along its southern boundary.

WHAT3WORDS

marzipan.represent.haircuts

SERVICES

We are unaware of any services connected to the land, interested parties should make their own enquiries.

TENURE

We understand the land to be freehold with vacant possession on completion.

WAYLEAVES AND EASEMENTS

There are no wayleaves & easements on the land. The property is sold subject to wayleaves & easements whether mentioned in these details or not.

RIGHTS OF WAY

There are no public footpaths crossing the land.

ENVIRONMENTAL SCHEMES

We understand the land is not with any Environmental Scheme.

NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency NVZ maps and the land does lie within an existing NVZ.



SPORTING AND MINERAL RIGHTS

We understand the Sporting & Mineral rights are included within the sale so far as they are owned.

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 any further mailings regarding this sale. Please also register at www.boultoncooper.co.uk for regular email updates.

LOCAL AUTHORITY

North Yorkshire Council
County Hall
Racecourse Lane
Northallerton
DL78AD

The land is also located within the Howardian Hills National Landscape.

VAT

It is understood 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 vendor reserves the right to conclude the sale by any means.

ANTI MONEY LAUNDERING REGULATION

The Agent must comply with the 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 purchasing must provide the necessary evidence.

VENDOR'S SOLICITOR

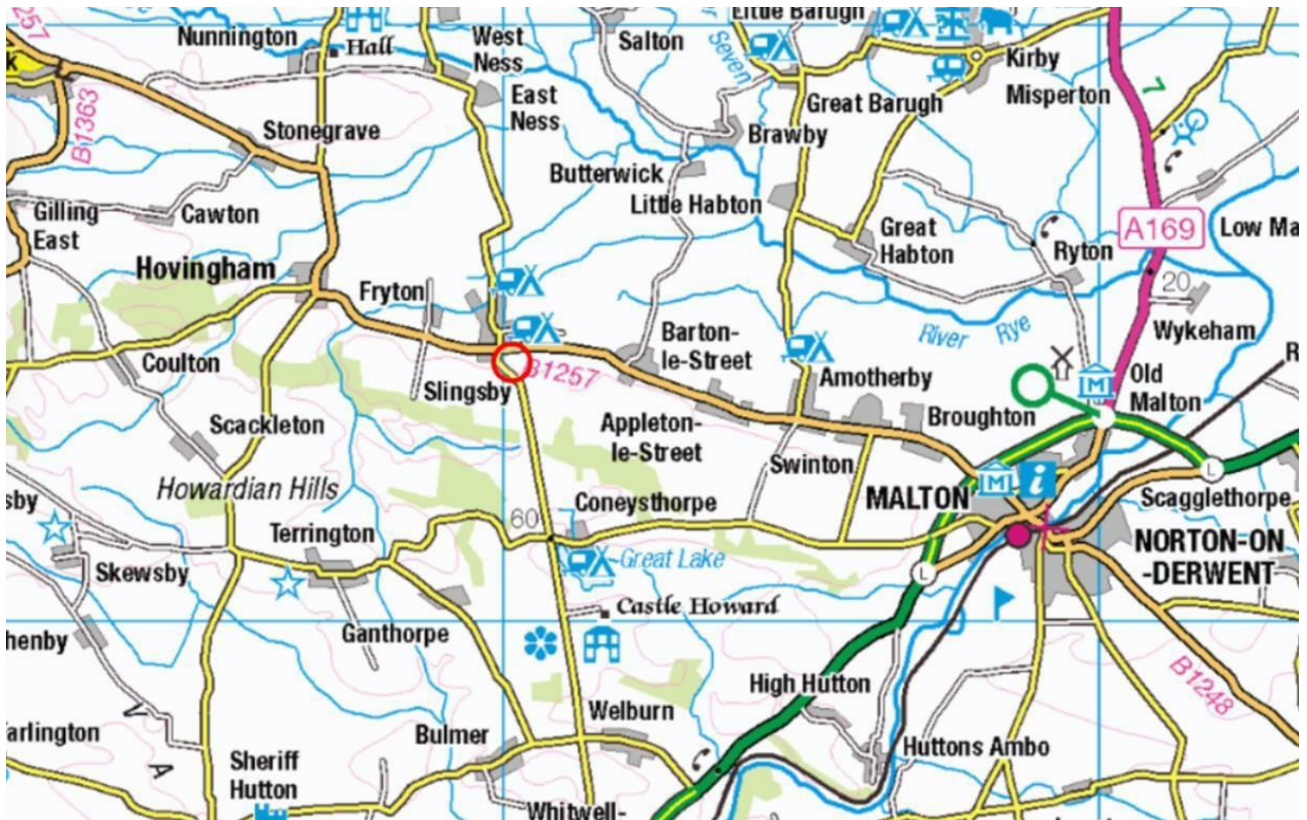
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AGENT CONTACT

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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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