



Hilary's Wood To the West of the A64 | Malton

An attractive freehold parcel of land, laid to woodland known as Hilary's Wood, extending to 1.78 acres (0.72 hectares) and planted in 1987. The land comprises an area of mixed deciduous woodland with access from the B1248 Malton Road, situated on the western edge of the market town of Malton.



Offers Over £45,000

Hilary's Wood To the West of the A64 | Malton



DESCRIPTION

A parcel of woodland extending to 1.78 acres (0.72 hectares). The land comprises an area of mixed deciduous woodland with access from the B1248 Malton Road, situated on the western edge of the market town of Malton.

LOCATION

Situated to the west of the A64, off the slip road from the A64 to the B1248 Malton Road towards Malton, 1.5 miles from Malton town centre and 17 miles to the City of York. Nearest postcode YO17 6TD.

SERVICES

We are not aware of any mains connections to the woodland. Interested parties are advised to make their own enquiries with the relevant authorities.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, easements, and wayleaves whether mentioned in these particulars or not.

RIGHTS OF WAY

There are no public rights of way over the land to the vendors knowledge.



OVERAGE

The previous owners and their successors in title have retained an overage clause over the entire property. This is for 30% of any uplift in value if planning consent is granted for any non-agricultural use on the woodland for a period of 30 years.

LOCAL AUTHORITY

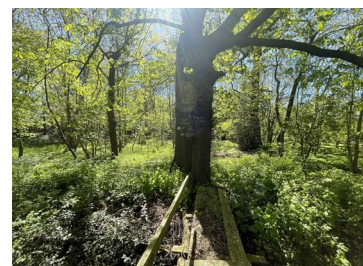
North Yorkshire Council
North Yorkshire Council, County Hall,
Northallerton, North Yorkshire, DL7
8AH

VIEWING

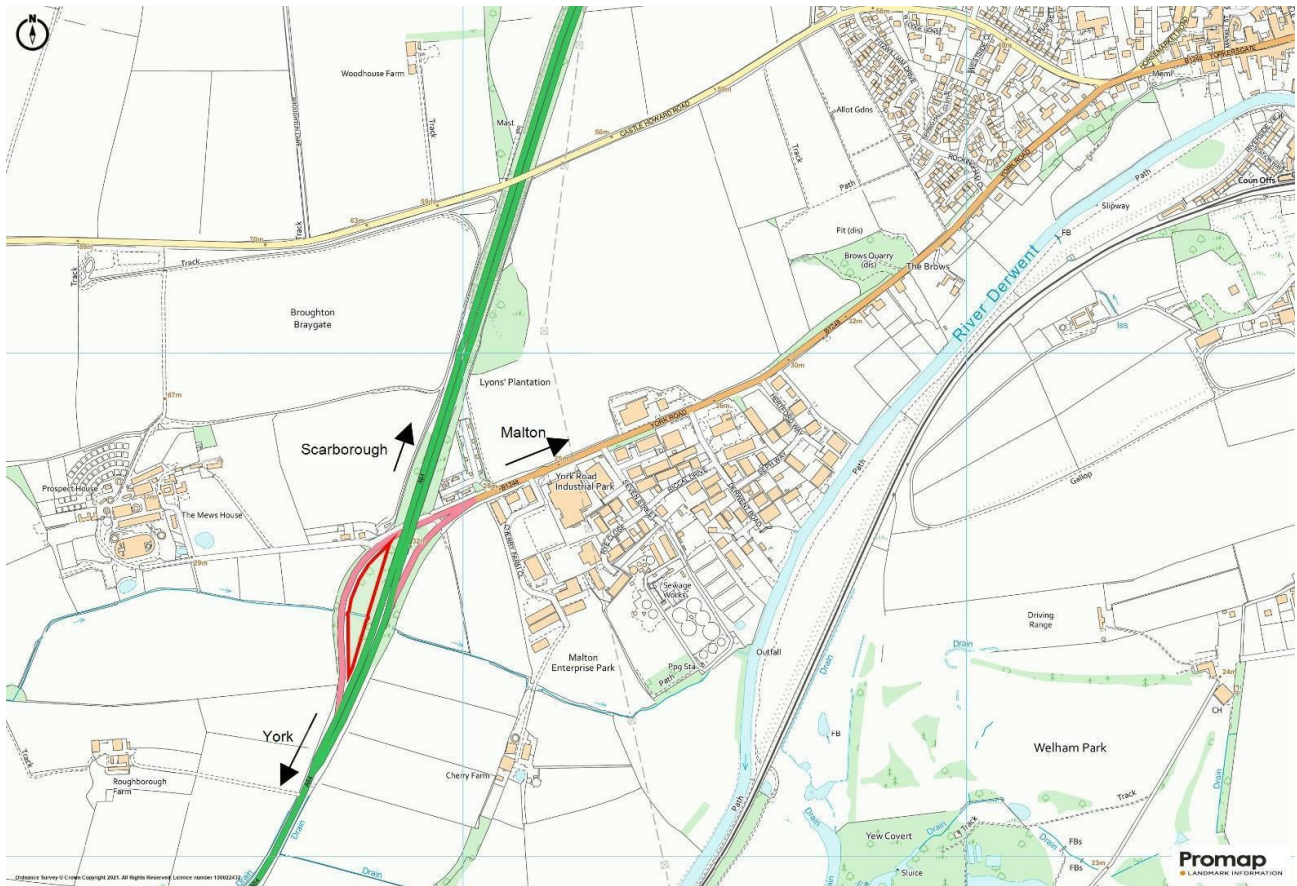
Strictly by permit from the Agents:
01653 692151.

METHOD OF SALE

For Sale by Private Treaty, though the vendors retain the right to conclude the sale by other means.



Hilary's Wood To the West of the A64 | Malton



VIEWING

Strictly by appointment with the Agents

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801