



12.92 acres of Land | Terrington, York

12.92 acres (5.24 ha)

A valuable parcel of productive amenity grassland with a large field shelter and holding pen. Situated to the south west of Terrington and with good road access.

For Sale as a whole.



Offers In Excess Of £110,000

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DESCRIPTION

The land comprises two parcels of productive permanent grassland suitable for the grazing of horses or livestock, extending to 12.92 acres (5.24 hectares) or thereabouts. On the land is a timber-built shelter. The land is ideally located with road frontage along its southern boundary. The land is identified within the Wickham 2 Soil Series, which are described as being slowly permeable seasonally waterlogged, fine loamy over clayey, fine silty over clay and clayey soils, small areas of slowly permeable calcareous soils on steeper slopes.

SITUATION

The land is situated approximately ½ mile south west of Terrington village. Terrington village is approximately 14 miles north of York and 8 miles west of Malton

TENURE

Freehold with vacant possession.

SERVICES

We are informed that there is a private water supply crossing the land to Prospect House Farm. There is a sub meter to supply the land and we understand this arrangement will continue.

RIGHTS OF WAY

There is a public footpath crossing east to west and a public bridleway along the southern boundary. There is a right of way for the land over the private road leading to Prospect Farm of which we understand that there is a provision for maintenance according to user. The land is sold subject to and with the benefits of all rights of way whether mentioned in these sale particulars or not.

WAYLEAVES & EASEMENTS

There is a single pole electricity line crossing the land. The land is sold subject to and with the benefits of all wayleaves and easements whether mentioned in these sale particulars or not.

SPORTING RIGHTS

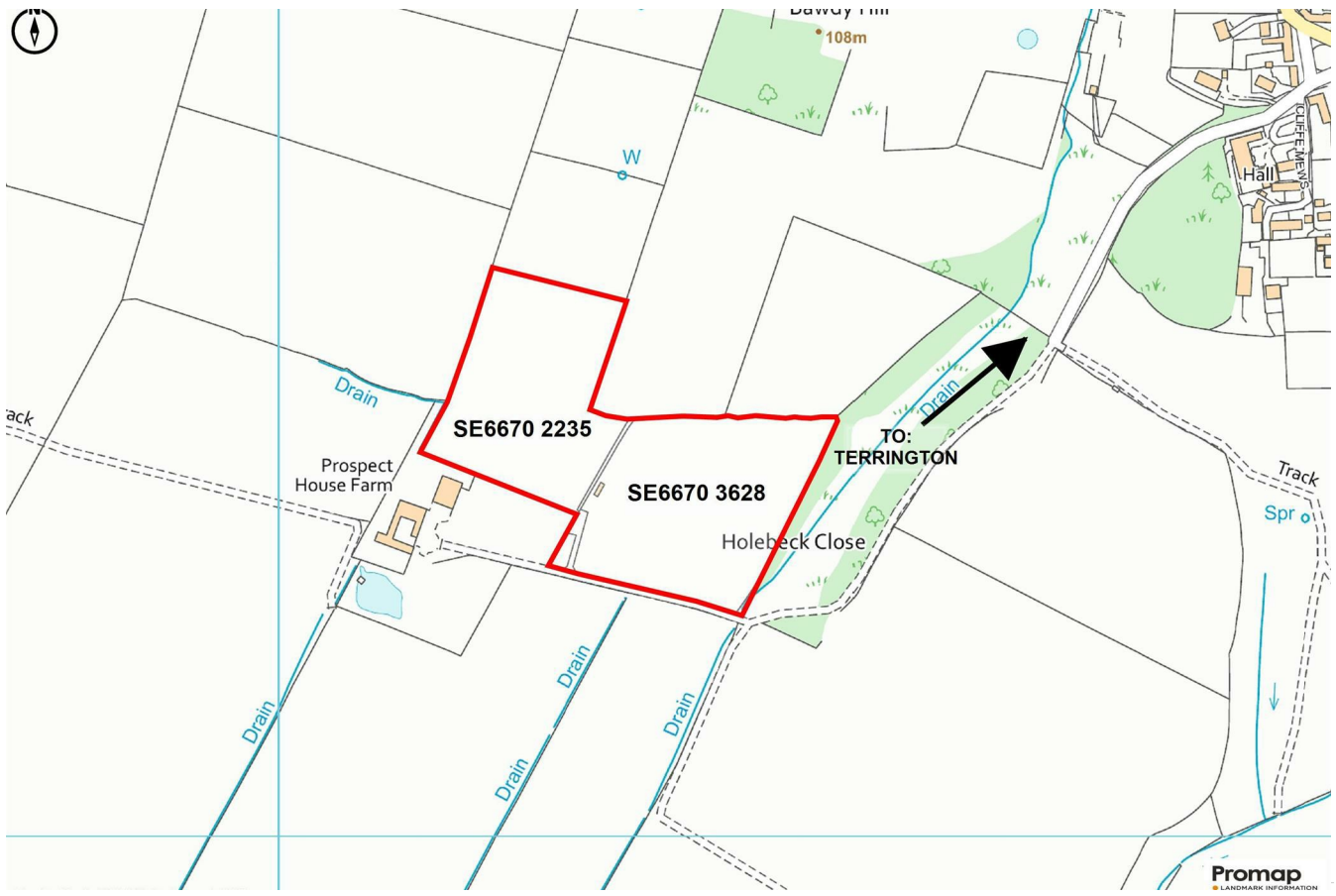
We understand the sporting rights are in hand and included in the sale.

MINERAL RIGHTS

We understand the mineral rights are in hand and included in the sale.

RESTRICTIVE COVENANT

There is a Covenant on the land stating the land will not be used for the keeping of pigs or for any other purposes other than agricultural use and/or equine use and/or horticultural use.



BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the Basic Payment Scheme. The entitlements to claim the Basic Payment are available to purchase separately. There will be a charge of £150 plus VAT for each transfer payable to the vendor's agent for the transfer of these entitlements.

LOCAL AUTHORITY

Ryedale District Council, Ryedale House, Old Malton Road, Malton, YO17 7HH. Tel: 01653 600666.

VIEWING

Strictly by appointment with the Agents: 01653 692151.

METHOD OF SALE

By private treaty. The vendor's reserve the right to conclude the sale by any means.

VENDOR'S SOLICITORS

Ware and Kay, Sentinel House, Peasholme Green, York.
Tel: 01904 716000.

PLANS, AREAS & MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. 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.

ANTI MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti-Money Laundering Regulations. As part of the requirements, the Agent must obtain evidence of identity and proof of address of potential buyers prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

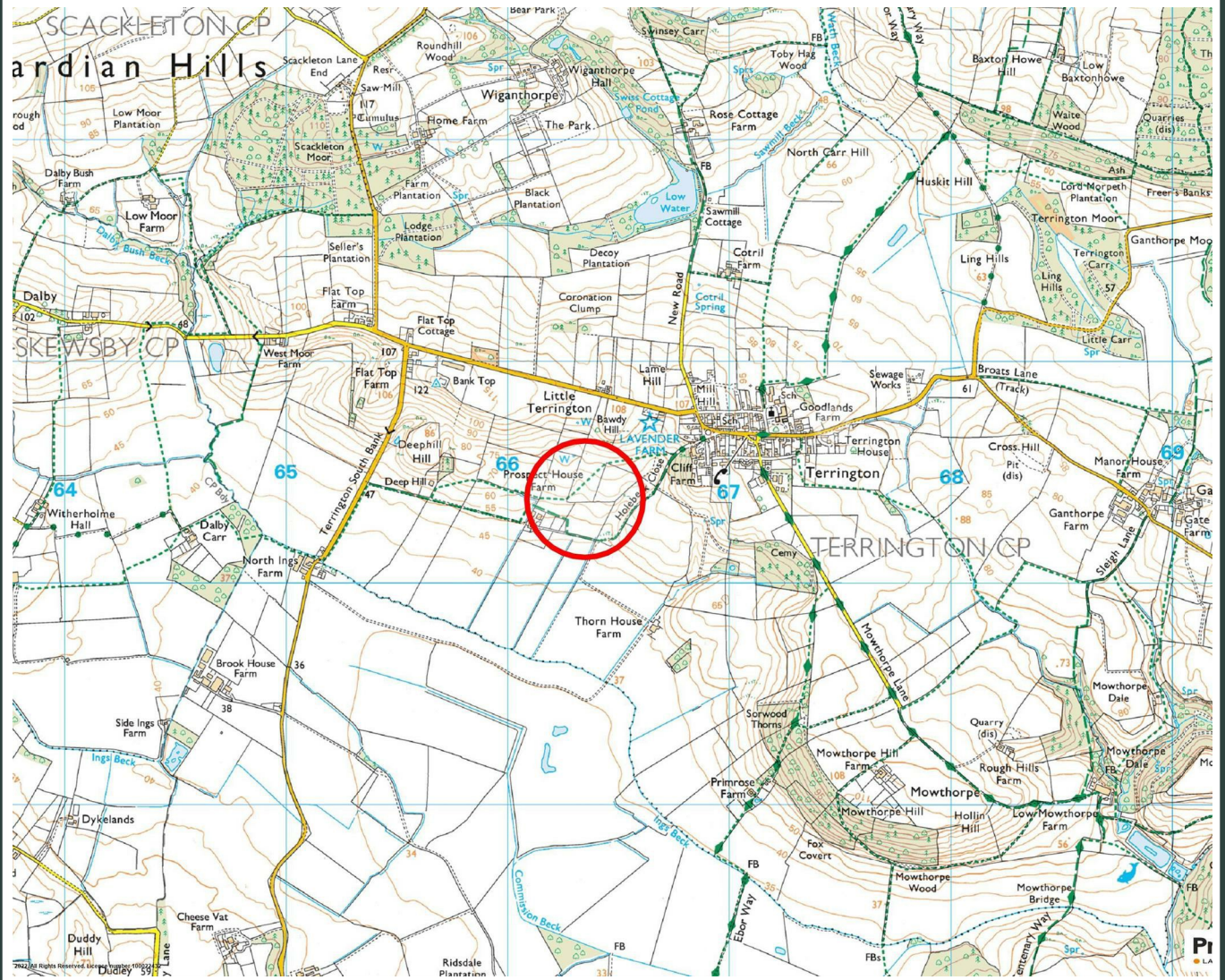
AGENT CONTACTS

Beth Dickinson BSc (Hons) MRICS FAAV
07514492609. beth.dickinson@boultoncooper.co.uk

Henry Scott BA MSc MRICS
07739983806 henry.scott@boultoncooper.co.uk



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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.

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