



4.69 Ac (1.90 Ha) of Farmland Broad Lane, Cawood Common, Selby |

BoultonCooper

BC
Est. 1801





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Solicitors:

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BoultonCooper

4.69 Ac (1.90 Ha) of

Guide Price £58,000





Location

The land is located at Cawood Common which lies to the south of the village of Cawood and is approximately 1 ¼ miles out of the village. Cawood Common is 12 miles south of York and 5 miles north of Selby.

Description

A single field currently in arable cropping but would be suitable for grassland or arable crops.

The land is a deep medium loam soil and is bordered by a good drainage ditch on its western boundary.

Access

The field does not have road frontage and is accessed over an unmade track over which the field enjoys a right of access.

Services

The field is not connected to water or electricity.

Entry to the Land

The Purchaser is to be given entry to the Land on completion.

Tenure

Freehold with vacant possession on completion.

Public Rights of Way

There are no public footpaths crossing the Land.

Wayleaves and Easements

The land is crossed by an electricity line on timber poles.

We are not aware of any other wayleaves or easements which cross the land.

Basic Payment Scheme (BPS)

The land has previously been included in the Basic Payment Scheme. No Entitlements are included in the sale.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a Nitrate Vulnerable Zone.

Sporting and Mineral Rights

Sporting and mineral rights are included with the sale so far as they are owned.

Overage

The land is sold without overage.

Directions

The postcode for the Adjacent farm is YO8 3RA. Please note that this is the postcode for Model Farm and the owner of that farm is not the owner of the land for sale.

If approaching from the traffic lights off Cawood village, take the B1223 Selby Road and at the mini roundabout go slightly right off that road onto Broad Lane which leaves the village after passing the primary school.

Stay on Broad Lane for a further 1 mile and Model Farm is on the right hand side with a sign on the entrance. After a further 50m on Broad Lane there is a grass access track to the right heading west which is the access track to the field for sale which sits one field back from the field which has road frontage.

Viewing

By permit from the Agents only. Please note that the access track is passable in a 4x wheel drive vehicle, access by car will be subject to weather conditions. Please respect the neighbour's property if accessing the field by vehicle.

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 for regular email updates.

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton,
North Yorkshire, DL7 8AD; Tel 01609 780780

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 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 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.

Agent Contacts


For further information please contact:

Rod Cordingley FRICS FAAV
m: 07801 685660 e: rlc@stephenson.co.uk

Land Schedule

Please see sales brochure.

Type here

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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