



Grass Paddock extending to 4.5 acres between Stillington and Sutton on the Forest, York



Desirable paddock between the villages of Sutton on the Forest and Stillington, over 9 miles north of York.

**Guide Price:
Offers over
£55,000**

Location

The paddock is located down Roseberry Lane. The land lies between the villages of Sutton on the Forest and Stillington.

Description

A suitably located grass paddock extending to 4.5 acres (1.83 hectares) with a mixture of stock proof fencing and boundary hedges.

The land would be ideally suited for a pony paddock but offers itself to several other uses like livestock grazing or other amenity uses (subject to necessary consents).

Directions

Go through Sutton on the Forest from York and then turn left onto the B1363 to Stillington. Follow this road, then turn left onto Roseberry Lane. The field will be the second field on the left.

Services

There is no water supply.

Tenure

The land is offered for sale with vacant possession upon completion.

Wayleaves and Easements

We are unaware of any wayleaves or easement affecting the paddock.

Rights of Way

We are unaware of any rights of way affecting the property.

Nitrate Vulnerable Zone (NVZ)

The property lies within a Nitrate Vulnerable Zone.

Mineral Rights/Sporting Rights

These are included in the sale so far as they are owned.

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 the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Method of Sale

For sale by Private Treaty.

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 your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Local Authority

Hambleton District Council, Stone Cross, Northallerton, North Yorkshire
t: 01609 779977

Agent Contact

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Plans and Measurements

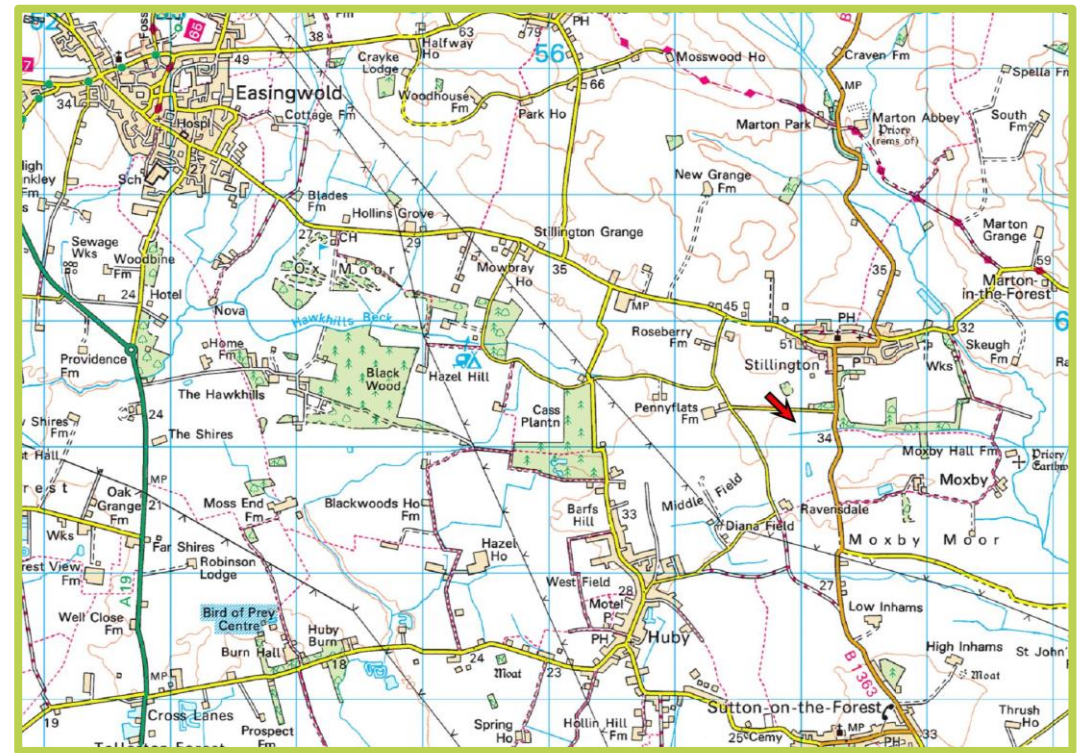
The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Vendor's Solicitor

Jacquelin Barr of Ware & Kay Sentinel House, Peasholme Grn, York, YO1 7PP

t: 01904 716000

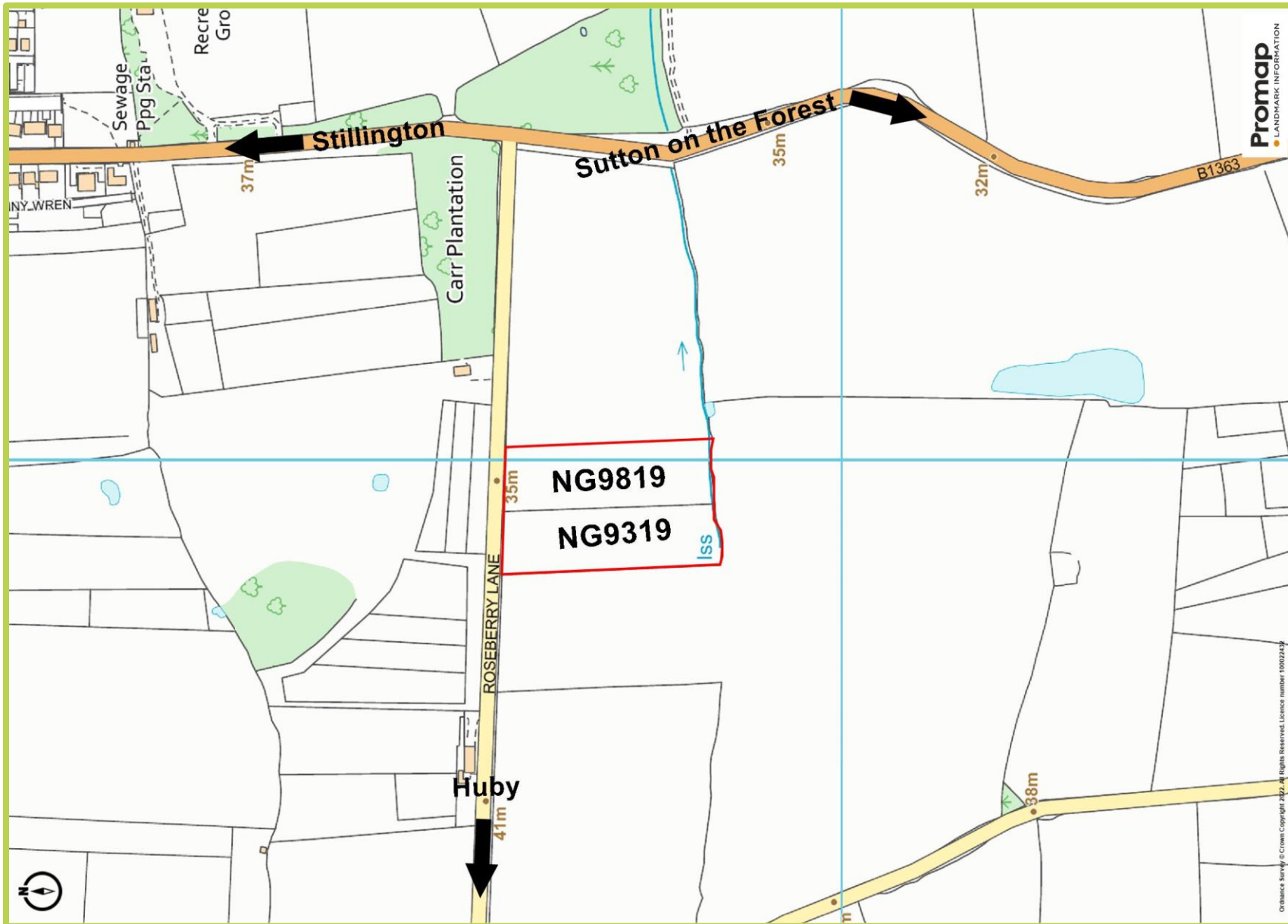
e: jacqueline.barr@pearslaw.co.uk



Land

NG Ref	Description	Area	
		Ha	Ac
NG9319	Permanent Pasture	1.17	2.88
NG9819	Permanent Pasture	0.66	1.62
Total:		1.83 ha	4.5 ac





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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.