



Promap  
LANDMARK INFORMATION

## 15.78 acres of land Main Street | York

A useful block of grassland 15.78 acres with roadside frontage, just outside Whenby.

- PM PLACE FRICS



**Offers Over £145,000**

**BoultonCooper**

**BC**  
Est. 1804



# 15.78 acres of land Main Street | York



## SITUATION

The land is situated just off Main Street, Whenby towards Sheriff Hutton, between Dykelands Farm and Whenby Grange, approximately 1.5 miles from Whenby, 2 miles Sheriff Hutton and 4 miles Terrington.

## ACCESS

Access to the land is via double galvanised gates over the hardcore entrance directly from Main Street.

## THE LAND

The land which lies between 40m and 60m above sea level is a medium bodied loam type suitable for growing cereals and grass.

## SERVICES

None known, however a mains water service pipe is located on the road side.

## EASEMENTS

Northern Powergrid have the benefit of a service poles across the land.

There is an easement for a septic tank drain from the bungalow closeby along the western boundary of Pt 8894 to a soakaway further down the field.

## RIGHTS OF WAY

None known.

## OUTGOINGS

Foss Internal Drainage Rates approximately £20 per annum.

## TENURE

Freehold with vacant possession.

## NITRATE VULNERABLE ZONE

The land is designated as being within a Nitrate Vulnerable Zone.

## SPORTING RIGHTS

Sporting Rights are included within the sale.

## BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for Basic Payment purposes, however arrangements have been made for the land to be registered in order for the purchaser to claim a one and only payment in 2023 as there are no historic claims applicable.

## VIEWING

Strictly by appointment with the Agent.





## PLANS, AREAS AND MEASUREMENTS

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.

### AGENT CONTACT

Philip Place FRICS FAAV  
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### GUIDE PRICE

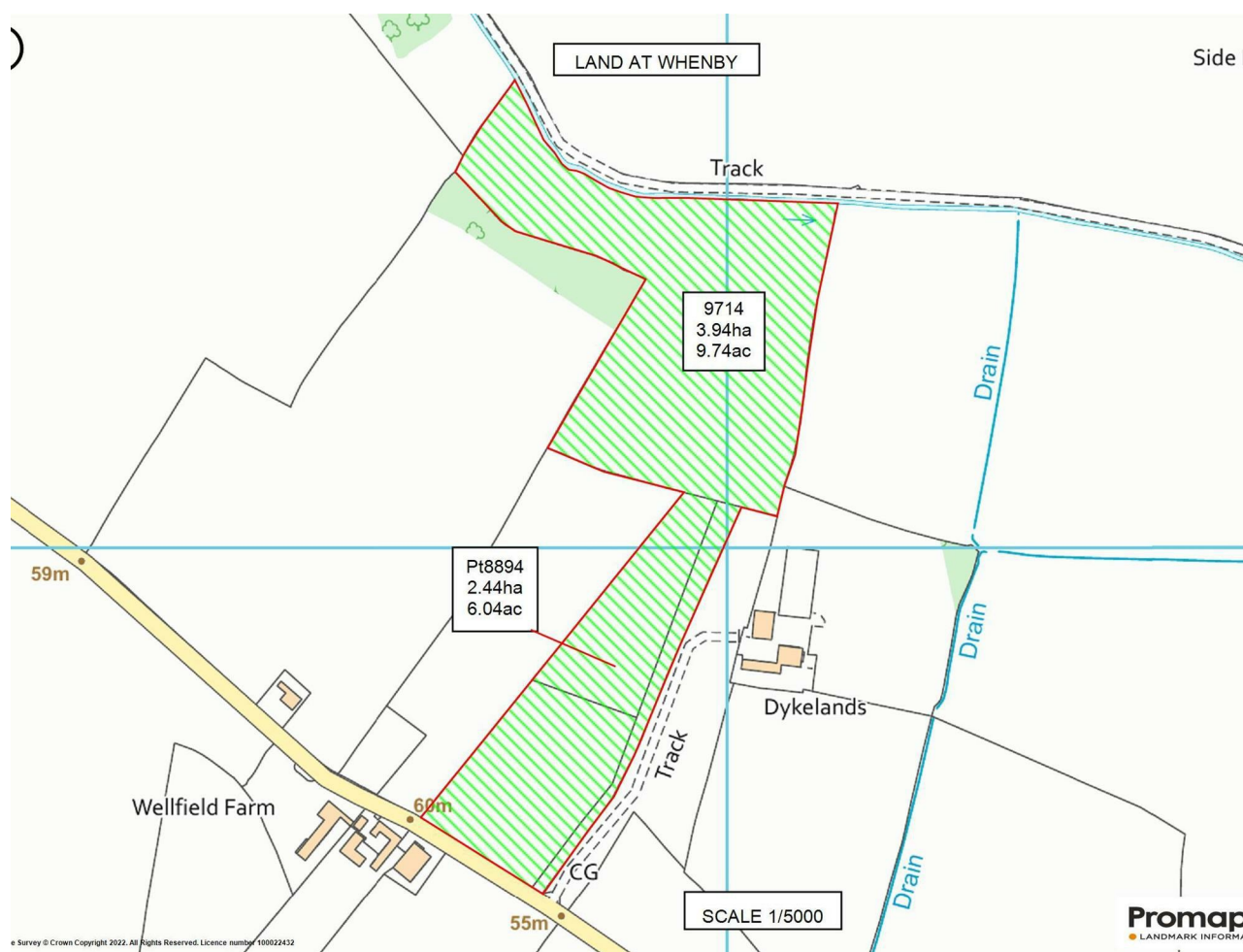
Offers over £145,000.

### SCHEDULE OF LAND



Grid Ref.	Field No.	Description	Hectares	Acres
SE6369	9714.00	Grass	3.94	9.74
SE6368	pt8894	Grass	2.44	6.04
			<b>6.38</b>	<b>15.78</b>

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## VIEWING

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## 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.

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