



8.27 acres (3.35 ha) of Land at Askham Richard, York



8.27 acres of strategically located land on the edge of the village of Askham Richard, York

**Guide Price:
£100,000**

Location

The land is situated on the edge of the village of the picturesque Askham Richard and has road frontage onto York Road. The land has good access to the A64, leading into the A1(M). A Stephenson's Rural For Sale board will identify the land.

WHAT3WORDS

///appendix.sound.mammoths

Description

The land comprises one field extending in total to 8.27 acres (3.35 hectares) on the edge of the peaceful village of Askham Richard. At present the land has a temporary grass cover. The land is of a steady gradient with hedgerows to the boundaries. The pond to the north of the plot creates recreational potential and contributes to local wildlife.

The land is classified as Grade 2 and lies within the Bishampton 1 soil series. Described as deep fine loamy soils with slowly permeable subsoils. The land is not stockproof and a ditch (included within the land) running parallel to the west boundary.

Entry to the Land

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

Access

Access to the land is from York Road in the Northern boundary of the field.

Services

We are unaware of any services connected to the land. Interested parties should make their own enquiries.

Tenure

We understand the land to be freehold with vacant possession on completion.

Wayleaves and Easements

There are no Wayleaves or Easements on the land

Public Rights of Way

There are no public footpaths crossing the land.

Environmental Schemes

We understand the land is not within any Environmental Scheme.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does lie within an NVZ.

Sporting and Mineral Rights:

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

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 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, Northallerton, North Yorkshire, DL7 8AH
t: 0300 131 2131

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.

Vendor's Solicitor

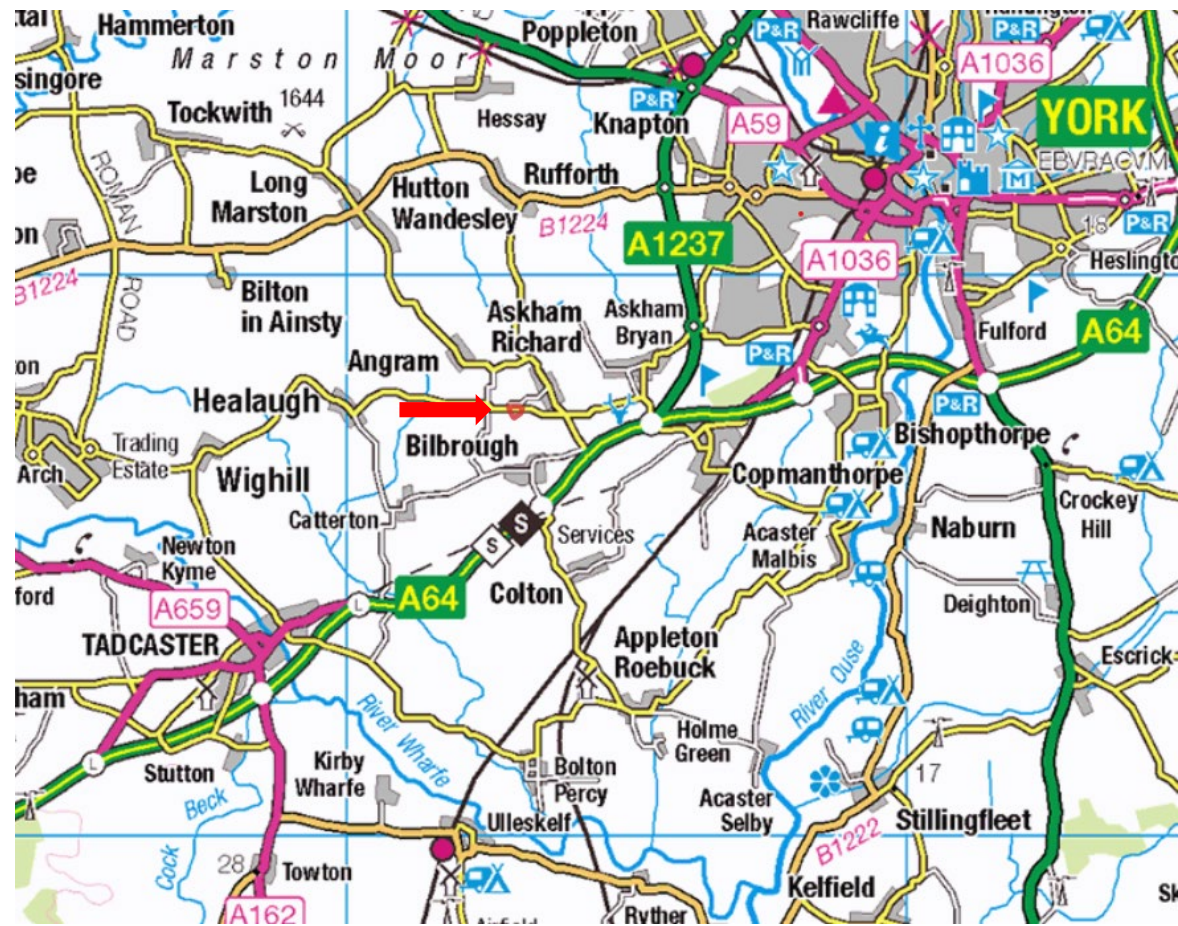
Harrowells, Solicitors
Moorgate House, Clifton Moorgate, York, YO30 4WY
Tel: 01904 690111
FAO: Katie Daniel
E: katie.daniel@harrowells.co.uk

Agent Contacts

For further information please contact:

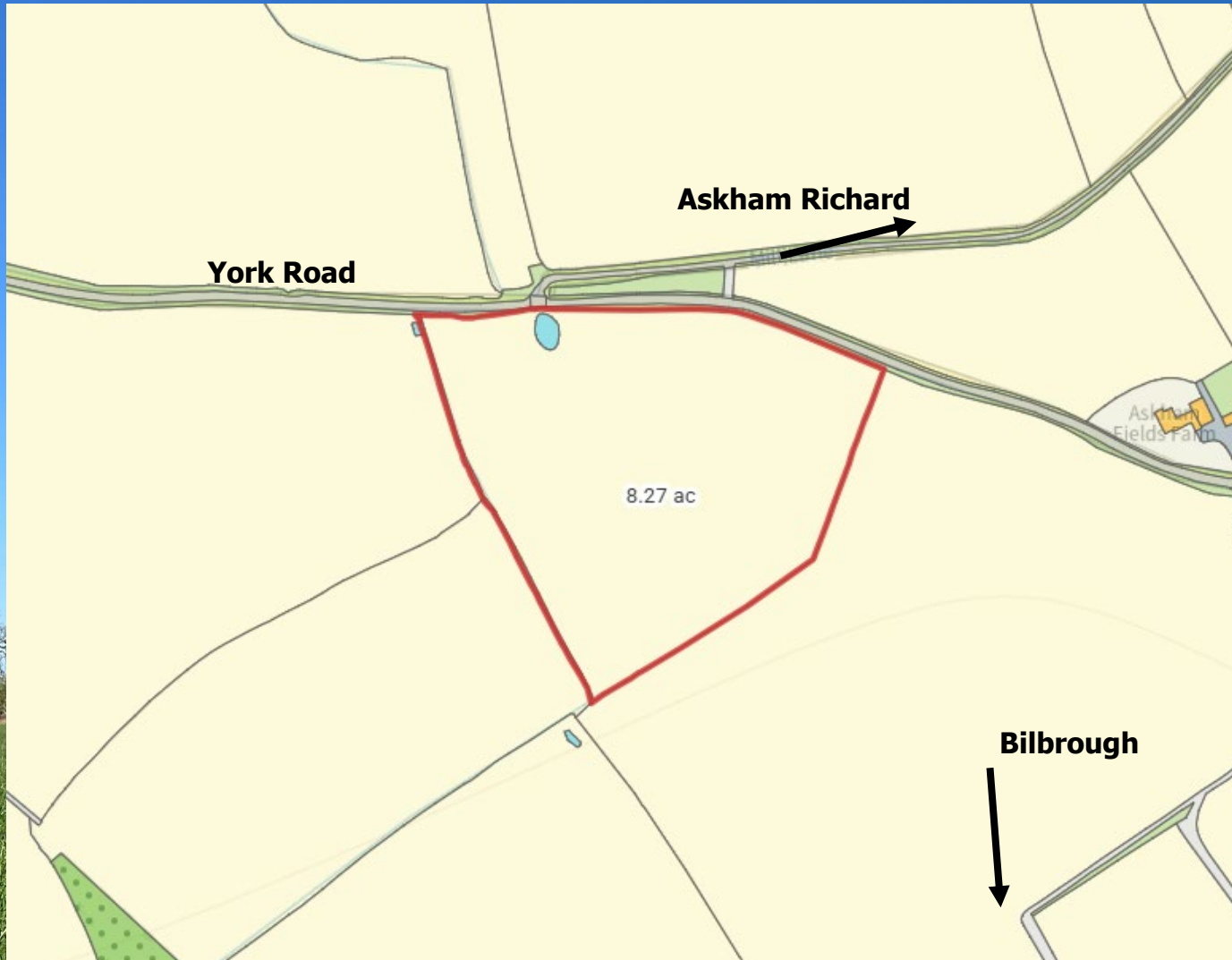
R L Cordingley BSc FRICS FAAV
Tel: 01904 489731 e: rlc@stephenson.co.uk

Amelia Thompson
Tel: 01904 489731 e: amelia.thompson@stephenson.co.uk



Land Schedule

NG Ref	Description	Area		Previous Cropping
		Acres	Hectares	2025
SE 5347 0157	Agricultural Land	8.27	3.35	Temporary Grass
Total:		8.27 ac	3.35 ha	



York Road

Askham Richard

8.27 ac

Bilbrough

Askham
Fields Farm

Important Notice:

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 (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (2) 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.

SR
Est. 1871

York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk



RICS
Regulated by RICS

Stephenson's Rural