



Arable land extending to 14.11 acres at Stillingfleet, York

StephensonsRural

SR
Est. 1871



Desirable parcel of arable land outside Stillingfleet, situated 7 miles south of the city of York

Guide Price:
Offers over
£150,000

Location

The land is located directly off the B1222 out of Stillingfleet towards Kelfield and Cawood. The land has excellent access to Stillingfleet which lies less than half a mile east of the land.

Description

A suitably located parcel of arable land extending to 14.11 acres (5.71 hectares) with predominantly boundary hedges.

The land is classified as Grade 2 on the Agricultural Land Classification, and lies within the Bishampton 1 soil series, which is described as deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging associated with well drained fine and coarse loamy soils in an undulating landscape.

Directions

Take the A19 towards Selby from York. After the village of Escrick turn right signposted to Cawood. After Stillingfleet the land is circa half a mile on the left.

What 3 Words Reference

famines.built.being

Tenure

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

Wayleaves and Easements

We are unaware of any easements affecting the land. There are electric lines over the fields on wayleave agreements.

Rights of Way

There is a public footpath crossing field number 2513.

There is a second right of access from the council road into the land inside the Eastern boundary of the neighbouring Heron Cottage (edged brown on the attached map).

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.

Drainage

All the land was redrained by the Coal Board in the 2000's.

Basic Payment Scheme (BPS)

The land is registered for BPS with the entitlements available by separate negotiation.

Stewardship Scheme

The land is currently in a stewardship scheme, but the vendor will withdraw the land from the scheme at completion.

Services

The land is not connected to mains water or electricity.

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. Interested parties are asked to confirm their interest with the Selling Agents.

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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

Selby District Council, Civic Centre, Doncaster Road, Selby, North Yorkshire
t: 01757 705101

Agent Contact

Rod Cordingley MRICS FAAV or Archie Stephenson BA
Stephensons Rural, York Auction Centre, Murton YO19 5GF
t: 01904 489 731
e: ahs@stephenson.co.uk
e: rlc@stephenson.co.uk

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

Anthony Baines, Crombie Wilkinson, Forsyth House, 3 Market Place, Malton, YO17 7LP

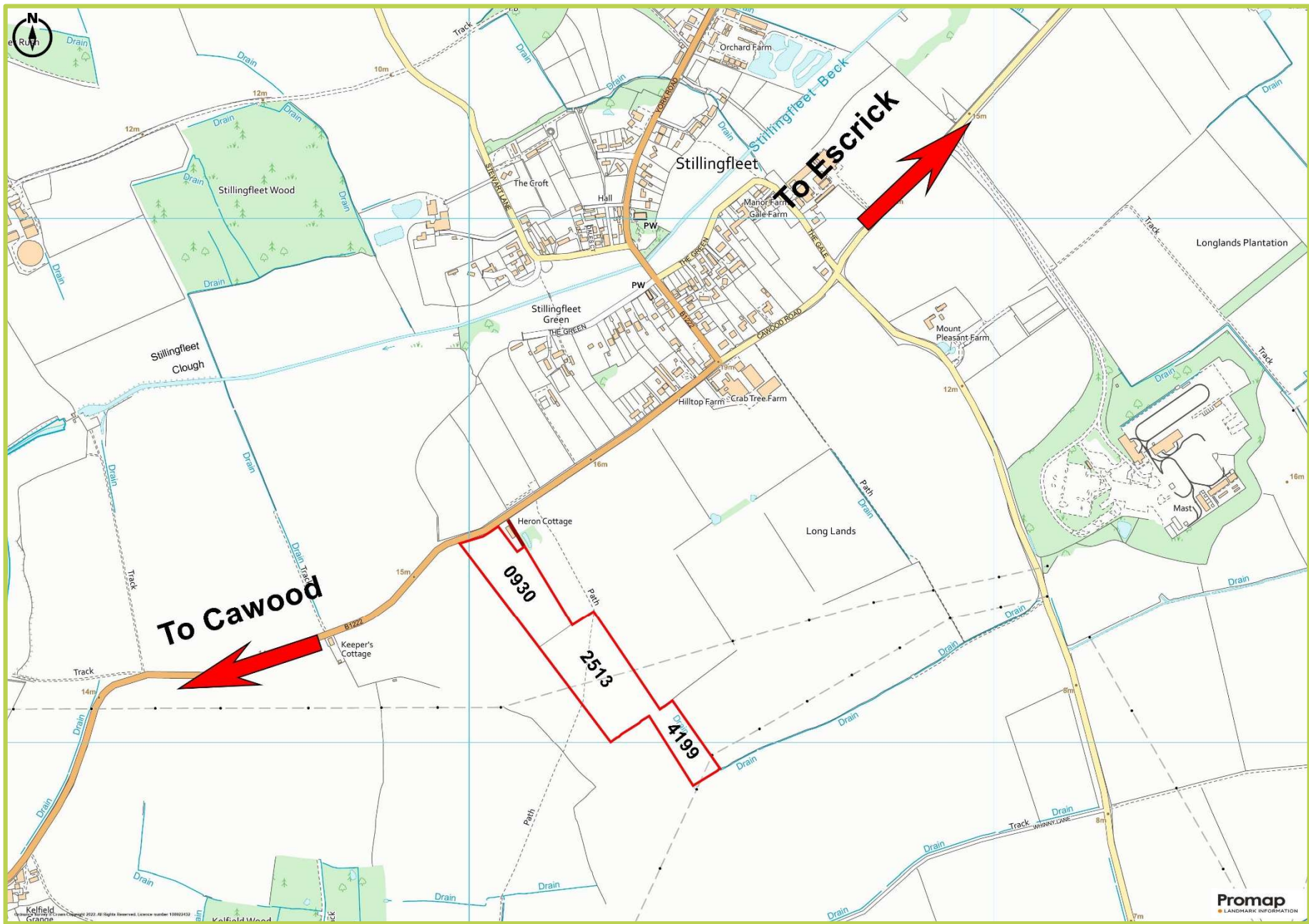
t: 01653 600070

e: a.baines@crombiewilkinson.co.uk

Land

NG Ref	Description	Area	
		Ha	Ac
NG4199	Arable	0.9	2.22
NG2513	Arable	2.73	6.75
NG0930	Arable	2.08	5.14
Total:		5.71	14.11





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.