



Off Silver Street, Fairburn, Knottingley £90,000

BEST & FINAL OFFERS INVITED BY TUESDAY 28TH MAY BEFORE 12 NOON

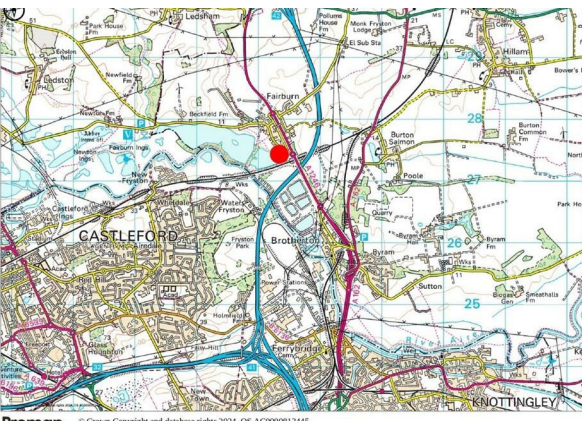
The property is located within the popular North Yorkshire village of Fairburn.

The property extends to approximately 4.5 acres (1.8 hectares).

The property is held on a freehold basis. No overage will be payable on the sale.

The property is registered with the Rural Payments Agency as an agricultural smallholding, no payments are claimed.

The property benefits from excellent views over Fairburn Ings and the surrounding area.



DESCRIPTION

The property forms a triangular shaped site, extending to approximately 4.5 acres (1.8 hectares).

Most of the site consists of free draining Limestone, set to pasture.

To the southwestern corner is a portion of water which forms part of Fairburn Ings Nature Reserve Fairburn Ings Nature Reserve is classified as a Site of Specific Scientific Interest and Local Nature Reserve.

The property benefits from access via Silver Street to the northeast. There is also an access from the A1246 to the southeast.

The site is well screened from the roadways and there is a 2m steel palisade fence to the south, separating it from the railway lines.

The site benefits from access tracks and a portion of hardstanding.

A 16ft (5m) x 8ft (2.5m) steel framed anti-vandal insulated office unit is in-situ.

LOCATION

The property is located within the popular North Yorkshire village of Fairburn.

Fairburn is situated approximately 10 miles (16km) from Leeds, benefiting from its proximity to the A1 (M) and M62 Motorways.

In recent years it has become a popular commuter village to Leeds and beyond.

The population of Fairburn is around 800.

On the opposite side of Silver Street is a modern flat development known as Waterside.

The village cricket ground and playing fields are a short distance further north.

SERVICES

We do not believe that there are any mains service connections, although all mains services are available from Silver Street.

Natural water is available for livestock at the corner of the lake at the bottom of the field.

TENURE

The property is held on a freehold basis.

There is a double pole electricity pylon. We are advised that a Wayleave agreement is in place with Northern Powergrid and that a small annual fee is receivable Further information can be provided upon request.

A Yorkshire Water rising main traverses part of the site. Further information can be provided upon request.

TERMS

The freehold interest is available to purchase for £90,000.

Please note that no overage will be payable.

The property is registered with the Rural Payments Agency as an agricultural smallholding, no payments are claimed.

ENERGY PERFORMANCE CERTIFICATE

Given the size of the building we do not believe that an EPC is required.

VIEWINGS

Viewings strictly by way of appointment. Contact Stephensons Estate Agents (Commercial and Development). James Reynolds 07894 697729/ James@stephensons4property.co.uk.

Anyone entering the site to inspect does so at their own risk and Stephensons and our client accept no liability in this regard.

COSTS

Each party is to be responsible for their own legal costs incurred in connection to the transaction.

VALUE ADDED TAX

All figures quoted are exclusive of VAT. Where VAT is applicable, it will be charged at the prevailing rate.

OTHER

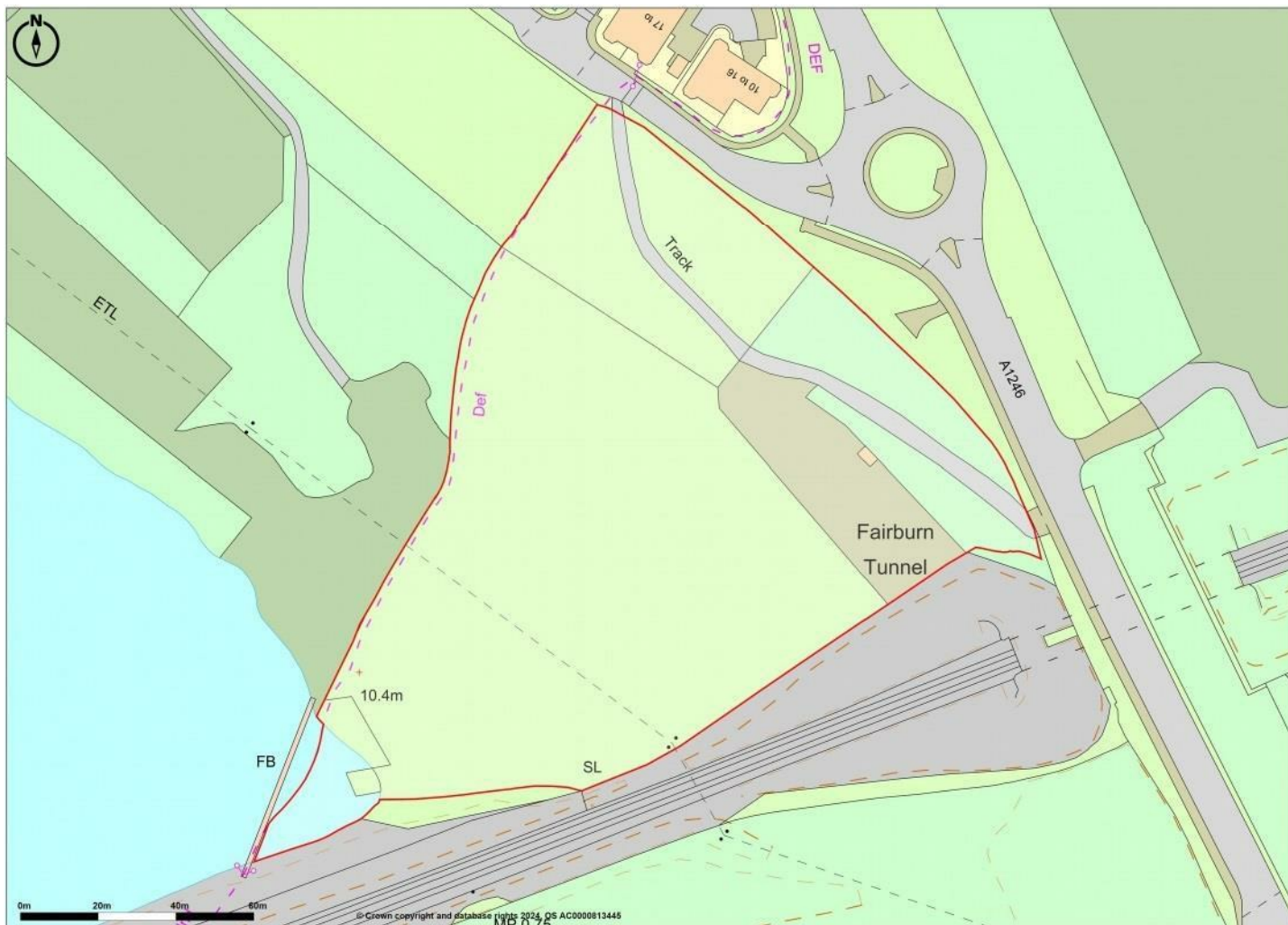
Please note that the postcode relates to the flats on the opposite side of Silver Street.

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Those wishing to view the land should park in the layby on Silver Street.

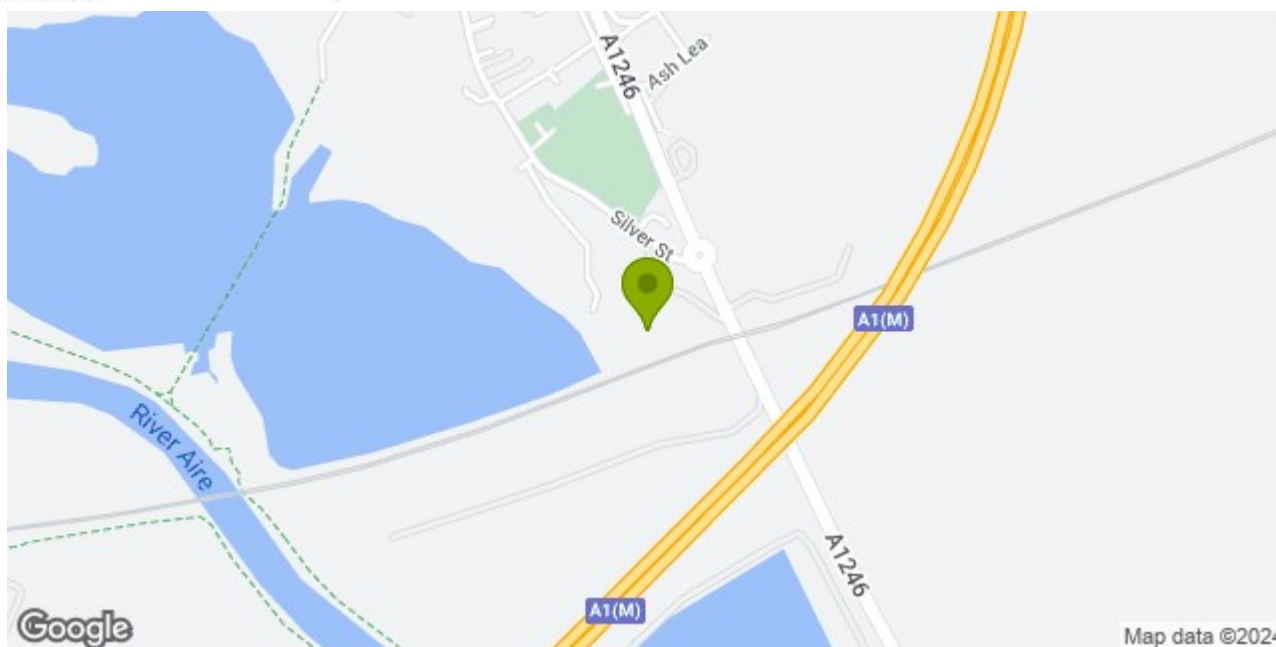
DATE PREPARED

April 2024.



Promap
LANDMARK INFORMATION

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