



Grass Land and Ponds, Birkin Road
West Haddlesey, Nr Selby, YO8 8QB

Asking Price £90,000
Offers Invited

Property Features

- Grass Land & Ponds
- 2.47 Acres of Grass Land
- 3.65 Acres of Ponds, Grass Land & Conservation Area
- Superb Location on edge of popular Village
- Offers Invited



Full Description

SITUATION

The Land and Ponds are situated on the edge of the Village of West Haddlesey and best approached from the A19 at Chapel Haddlesey by turning right at the crossroads when travelling from Selby. Continue for approximately 1.25 miles passing through the Village of West Haddlesey and onto Birkin Road where the Land & Ponds will be found on the left and accessed off Marsh Lane being identified on Site by our distinctive For Sale Boards. The Land and Ponds comprise:

GRASS PADDOCK (EDGED RED)

This consists of a fenced Grass Paddock extending in all to 2.47 Acres or thereabouts being Field No SE5526-9878 and being accessed via Marsh Lane off Birkin Road.

RIGHT OF WAY

There is a vehicular and pedestrian Right of Way over the track across the Land marked Blue on the Reference Plan in favour the Environmental Agency who own the Land to the west.

TITLE NUMBER

Land Registry Title Number - NYK 198898

GRASS LAND & PONDS (EDGED GREEN)

This extends in all to 3.65 Acres or thereabout by Field No SE5526-8878 which comprises of two Ponds extending to approximately 1 Acre together with 2.68 Acres of predominately Grass Land and Conservation Areas.

RIGHT OF WAY

The owners of the Land to the west being the Environmental Agency have a vehicular and pedestrian Right of Way over the track marked Blue on the Reference Plan.

TITLE NUMBER

Land Registry Title Number - NYK 478777

VIEWING

The Land & Ponds may be inspected at any reasonable time upon receipt of these particulars.

Interested Parties are asked to take particular care when viewing the Ponds and under no circumstances should they enter the water.

POSSESSION

The Land & Ponds are Sold with Vacant Possession upon Completion.

ASKING PRICE

The Land and Ponds are available at an Asking Price of £90,000 - Offers Invited

FURTHER INFORMATION

Should you require any additional information then please contact Michael Townend at our Goole Office on 01405 762557.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements