34.15 acres of grazing land Parsons Lane, York, YO26 8HZ
Offers In Excess Of £200,000
GENERAL INFORMATION

LOCATION
The land is situated approximately 2 miles north of the village of Upper Poppleton on Parsons Lane, which is accessed via Newlands Lane from the A59 or Westfield Lane, from Upper Poppleton.

DESCRIPTION
The land provides a block of 34.15Ac (13.82 Ha) permanent grassland in an accessible location immediately North West of York. Suitable for agricultural, equestrian, amenity and outdoor recreational uses, subject to the necessary planning consent. The land has the benefit of a traditional brick construction livestock shelter and feature pond.

SERVICES
Mains water is supplied to the land.

TENURE
Freehold with vacant possession upon completion.

AGRICULTURAL BUILDING
17’2 x 19’10 (5.23m x 6.05m)
The building is of brick construction under corrugated steel roof with brick laid floor.

THE LAND
The land is shown as Grade 3 on the Agricultural Land Classification of England and Wales, and part of the Foggathorpe Soil Series, being a non-calcareous loam over clay soil, slowly permeable suitable for grassland.

SCHEDULE
Please see attached brochure.

BASIC PAYMENT SCHEME
The land is registered for Basic Payment Scheme and entitlements may be available for transfer to a successful purchaser.

ENVIRONMENTAL STEWARDSHIP
The land is not subject to any Environmental Stewardship Agreements at present.

NITRATE VULNERABLE ZONE (NVZ)
The land falls within a Nitrate Vulnerable Zone as designated by the Nitrate Vulnerable Zone Regulations 2017.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

SPORTING & MINERAL RIGHTS
These are understood to be in hand and included within the sale.

LOCAL AUTHORITY
Harrogate Borough Council, Crescent Gardens, Harrogate, HG1 2SG. Tel: 01423 500600.

VAT
Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser is additional to the purchase price.

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 for this property and other available properties.

METHOD OF SALE
For Sale by Private Treaty.

GUIDE PRICE
Offers in excess of: £200,000.

AGENT CONTACTS
For further information or negotiation please contact:
Davina Fillingham at Stephenson & Son, York Auction Centre Office, Murton.
Tel: 01904 489731 / 07894697724
Email: davina@stephenson.co.uk
Or
Stephen Burley at R M English, 2 Railway Street, Pocklington Tel: 01759 303202
Email: pocklington@rmenglish.co.uk

PLANS
See attached.