Good sized parcels of grassland suitable for equestrian, amenity and agricultural interests situated just outside of the village of Thorganby

FOR SALE BY PRIVATE TREATY

AS A WHOLE OR IN 3 LOTS
General Information

Location:
The land lies to the west of the village of Thorganby to the west of the River Derwent. Thorganby is 11 miles south of York, 10 miles north of Selby and 16 miles east of Tadcaster.

Description:
The land is classified as Grade 3 agricultural land on the Soil Survey for England and Wales. The majority of the land falls within the Foggathorpe 2 series being slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soils suited to cereals and grassland.

Services:
Installation of a private water supply to each Lot is available at an estimated cost of £750 per Lot.

Tenure:
Freehold with vacant possession on completion.

Wayleaves & Easements:
The vendor is not aware of any wayleaves or easements crossing the land.

Rights of Way:
A public footpath runs down the west boundary of NG6108 in Lot 2.

Clawback:
In the event of Lot 3 being sold for development other than agricultural or equestrian use or being developed as such by the owner then a payment of 50% of the additional value will be payable for a period of 40 years.

Basic Payment Scheme:
All the farmed land is registered for Basic Payment Scheme purposes. The Entitlements will be transferred for the 2019 season to the Purchasers at market value with the costs of transfer payable by the Vendors.

Environmental Stewardship:
The land is currently not in any Stewardship Scheme.

Sporting and Mineral Rights:
The Sporting and Mineral Rights are included in the sale.

Schedule:

<table>
<thead>
<tr>
<th>LOT 1:</th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Field Number</td>
<td>2017 Cropping</td>
<td>Ha</td>
<td>Ac</td>
</tr>
<tr>
<td>5108</td>
<td>Permanent Grass</td>
<td>1.51</td>
<td>3.73</td>
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<tr>
<td>LOT 1 TOTAL</td>
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<td>Ha</td>
<td>Ac</td>
</tr>
<tr>
<td>6108</td>
<td>Permanent Grass</td>
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<td>7.98</td>
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<tr>
<td>LOT 2 TOTAL</td>
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<table>
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<tr>
<th>LOT 3:</th>
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<td>Ac</td>
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<td>Permanent Grass</td>
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<td>LOT 3 TOTAL</td>
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<td>3.75</td>
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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.

Vendor’s Solicitor:
Harland & Co Solicitors, 18 St Saviourgate, York YO1 8NS
Tel: 01904 655555
F.A.O Diane Grayson

Local Authority
Selby District Council, Civic Centre, Doncaster Road, Selby YO8 9FT
**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](http://www.stephenson.co.uk) for regular email updates for this property and other available properties.

**Method of Sale:**
The land will be sold by Private Treaty.

**Guide Price:**
Lot 1: £50,000
Lot 2: £95,000
Lot 3: £50,000

**Agent Contacts:**
For further information or negotiation please contact:
Bill Smith BSc FRICS FAAV
Tel: 01904 489731 / 07894 697 759
Email: wrs@stephenson.co.uk

Sarah Jones BA PgD MRICS FAAV
Tel: 01904 489782
Email: sarah.jones@stephenson.co.uk

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Location Plan:

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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i. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.

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vi. We can give no warranty or representation whatsoever in relation to the farming prospects or other matters.

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