

# 11.73 AC (4.75 HA) OF GRASSLAND AT THORGANBY IN 2 NEIGHBOURING PARCELS

Two good sized parcels of grassland off Westfield Lane in Thorganby

Suitable for Agricultural, Equestrian and Amenity interest.

**FOR SALE BY PRIVATE TREATY**

**AVAILABLE IN TWO LOTS OR AS A WHOLE**

**Stephenson**  
Est 1871 & son

## 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 for sale in two separate lots, or as a whole totaling 11.73 acres. The two parcels of land are neighbouring fields and are shown as lots '3' and '4' on the plan overleaf.

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:

A private shared water supply has been installed to each Lot and the purchaser will be responsible for a share of water costs and maintenance

### 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 3

### Clawback:

In the event of Lot 4 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:

| LOT 3:   |                 |      |      |
|--|-----------------|------|------|
| A parcel of permanent grassland accessed from Westfield Lane. The purchaser will be responsible for the western boundary.                          |                 |      |      |
| Field Number   | Cropping        | Ha   | Ac   |
| 6108   | Permanent Grass | 3.23 | 7.98 |
| LOT 3 TOTAL  |                 | 3.23 | 7.98 |
| LOT 4:   |                 |      |      |
| A parcel of permanent grassland accessed from Westfield Lane. The Purchaser will be responsible for establishing a new entrance at their own cost. |                 |      |      |
| Field Number   | Cropping        | Ha   | Ac   |
| 8201   | Permanent Grass | 1.52 | 3.75 |
| LOT 4 TOTAL  |                 | 1.52 | 3.75 |

### 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:  
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 Prices:

Lot 3: £85,000

Lot 4: £50,000

### Agent Contacts:

For further information or negotiation please contact:

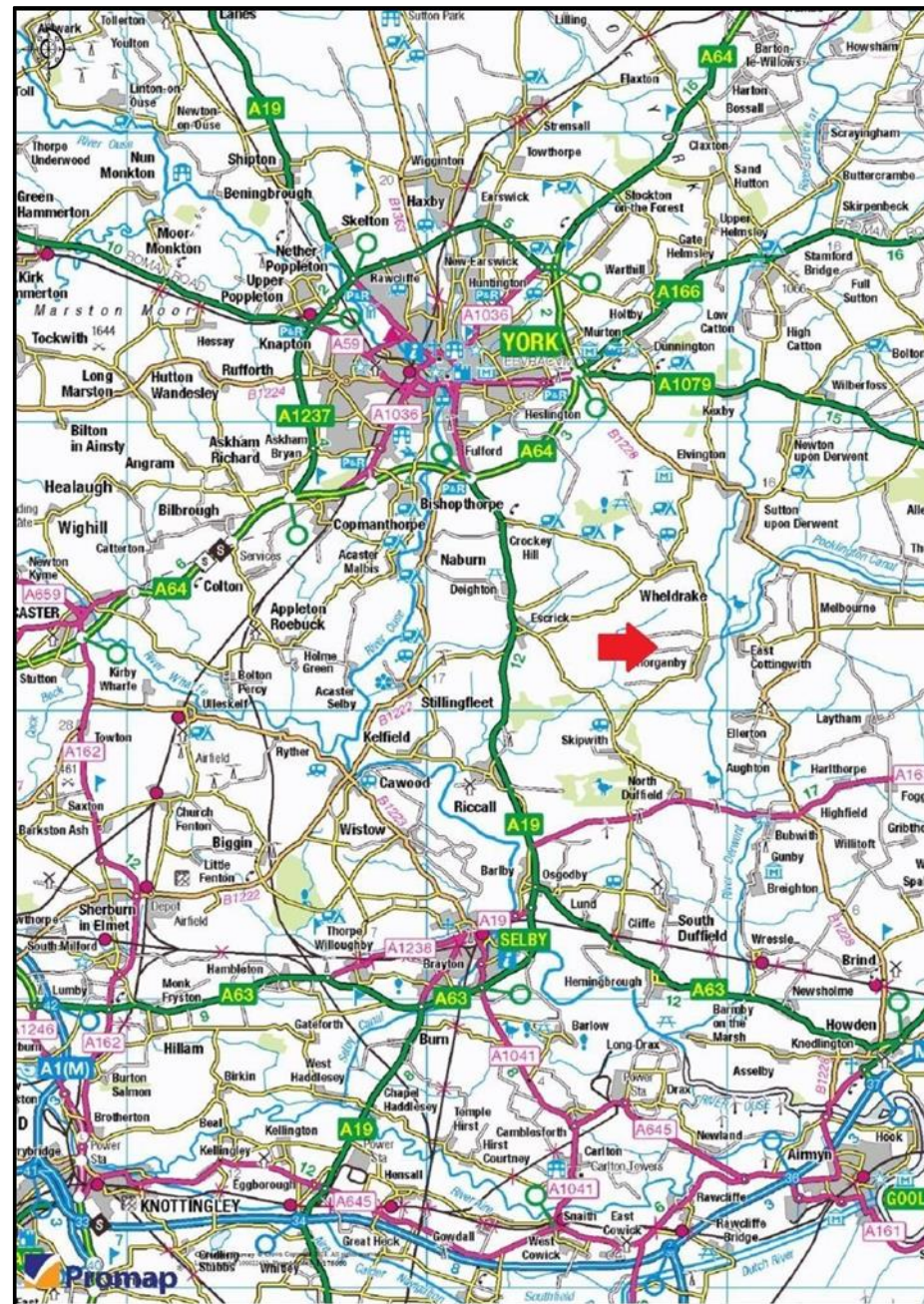
Chloe Hayes BSc (Hons) MRICS

Tel: 01904 489731

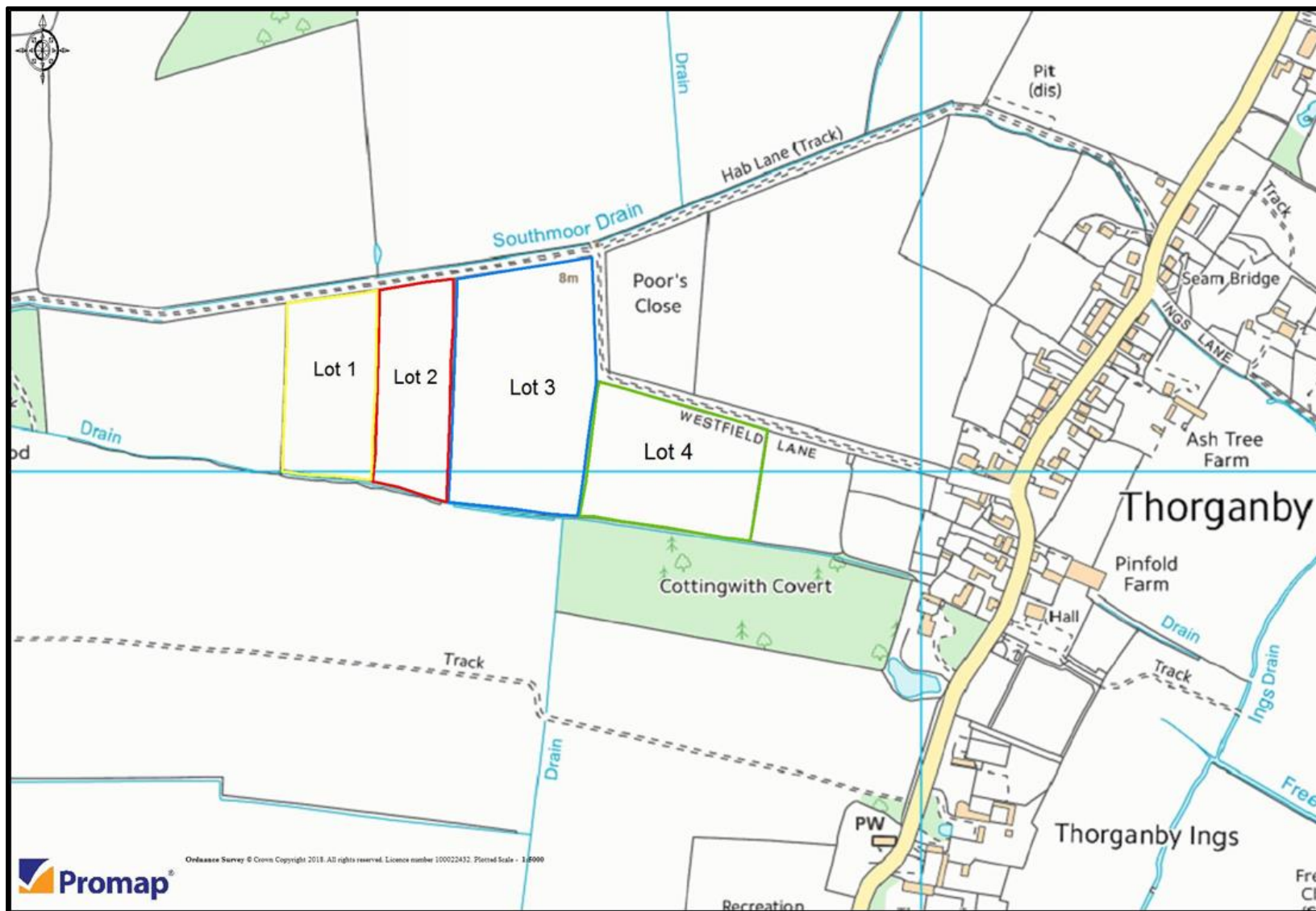
Email: [chloe.hayes@stephenson.co.uk](mailto:chloe.hayes@stephenson.co.uk)



### Location Plan:







**NOT TO SCALE FOR IDENTIFICATION ONLY**

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