



## Moor Lane | Rufforth, York

### DIRECTIONS

From York ring road (A1237) take the Wetherby road (B1224) towards Rufforth and the land is located 0.50 miles on the right hand side as identified by our BoultonCooper 'For Sale' board.

- 16.31 Acres (6.60 ha)
- Substantial block of productive arable land
- Excellent access and convenient location
- Drainage rates payable annually to Marston Moor Internal Drainage Board
- Freehold with vacant possession
- For sale by private treaty
- Agent: P M Place FRICS FAAV 07702 853697
- Agent: Simon Smith BSc (Hons) MRICS FAAV



**Guide Price £165,000**

**BoultonCooper**

**BC**  
Est. 1801

# Moor Lane | Rufforth, York

## THE LAND

A substantial block of productive and versatile arable land, currently in wheat with good access and a convenient location. The land falls within the Foggathorpe II Series as being fine loam over clayey soils. The land is classified as being Grade 3 on the Soil Survey of England and Wales being suitable for grassland and cereal crops.

## SITUATION

The land is situated approximately 1 mile west of York and 0.8 miles east from the village of Rufforth.

The land benefits from excellent road frontage on to the B1224 with two access points, one directly from the B1224 and the other from the large lay-by at the south east corner of the land marked 'G1' on the plan.

## TENURE

Freehold with vacant possession on completion.

## SERVICES

None.

## OUTGOINGS

Drainage rates are payable annually to the Marston Moor Internal Drainage Board.

## WAYLEAVES AND EASEMENTS

The land is crossed by an overhead electricity line. The property is sold subject to and with the benefit of all rights of way, easements, and wayleaves whether mentioned in these particulars or not.

## RIGHTS OF WAY

There is a right of way over Moor Lane (Track) to the main gated entrance on the south-eastern boundary (marked G1).

## NITRATE VULNERABLE ZONE

The land is designated within the 2010 Nitrate Vulnerable Zone.

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#### ENVIRONMENTAL STEWARDSHIP

The land is not currently managed under an environmental stewardship scheme.

#### SPORTING RIGHTS

These are in hand and to be included in the sale.

#### PLANNING

Planning Consent Ref 13/03569/FUL was granted for an agricultural building (38.00m x 12.2m x 4.00m) on 31st December 2013 (now expired).

Interested parties are to make their own enquiries with City of York Council, 9 St Leonard's Place, York, YO1 7ET. Tel: 01904 551533.

#### SCHEDULE OF LAND

OS No Field No. Description Acres Hectares  
SE5451 6350 Wheat 16.31ac 6.60ha

#### PLANS AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The areas have been taken from the Rural Payments Agency Rural Land Registry Maps.

#### GUIDE PRICE

£165,000

#### VAT

In the event that the sale of the land or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such VAT will be payable in addition to the purchase price.



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## VIEWING

Type here

## COUNCIL TAX BAND

## ENERGY PERFORMANCE RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

St Michaels House, Malton

North Yorkshire, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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