



PRODUCTIVE ARABLE & GRASSLAND

59.62 ACRES (24.13 HA) APPROX.

**HIGH MOOR, ATTERWITH LANE,
HESSAY, YORK, YO26 8JP**

A SUBSTANTIAL BLOCK OF PRODUCTIVE GRADE 3 ARABLE AND GRASSLAND WITH ROAD FRONTAGE AND CAPABLE OF GROWING GOOD CEREAL, ROOT AND GRASS CROPS.

Price Guide: £550,000

FOR SALE BY PRIVATE TREATY. OFFERS CONSIDERED FOR PARTS.



LOCATION

The land is located 4 miles west of York, 13 miles east of Harrogate, 2 miles north of Rufforth and ½ mile to the west of the village of Hessay. The property adjoins Atterwith Lane which runs from Hessay to Long Marston and lies at approximately 15 meters above sea level.

DESCRIPTION

The land extends in total to approximately 59.62 Acres (24.13 ha) and comprises 4 blocks of productive arable and grassland. Currently field 1454 and 2599 are sown to Winter Barley, field 3587 is in year 4 of a 5 year grass ley and field 5201 has been recently sown with a new 5 year grass ley. All the land has previously grown good root, cereal and grass crops. The land is mostly bounded by mature hedges interspersed with broadleaf trees and much of the land has under-drainage running to The Foss Dyke to the west. The land is classed as Grade 3 land on the DEFRA plans and is predominantly a clay loam soil.

GENERAL MATTERS

ACCESS & RIGHTS OF WAY

The land has access directly off the highway known as Atterwith Lane at the most southerly point. The land also benefits from an additional right of way along the route shown brown on the plans in these particulars.

SERVICES

Mains water is available at point 'M' subject to the purchaser installing a sub meter and paying for all water used on the property. No other services are connected.

TENURE & OCCUPATION

The land is sold Freehold with Vacant Possession available upon completion. The vendor is to retain ownership of an access track adjoining The Foss Dyke, an average of 10m wide and a minimum of 8m from the top of the ditch bank at any point.

GROWING CROPS

Field No 2599 and 1454 are currently sown to Winter Barley. The purchaser will be obliged to purchase the growing arable crops at a valuation on the date of completion. The valuation to be completed by the selling agent upon the date of completion. Their decision shall be final and binding. There will be no charge for the grass crop in field 3587 and 5201 which will be grazed/mown up to completion.

EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way both public and private, whether mentioned in these particulars or not which may affect the property.

Notwithstanding the above, the land retained with Glebe Farm benefits from a right of drainage across the land to The Foss Dyke. The vendors reserve the right to enter onto the land to inspect, repair and maintain all pipes, drains, manholes, ditches and waterways which service their retained land.

SPORTING & MINERAL RIGHTS

The mineral rights are included in the sale so far as they are owned or exist. The sporting rights are excluded from the sale.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private whether mentioned in these particulars or not.

BOUNDARIES

The maintenance responsibilities for the field boundaries are indicated by T marks on the plan attached to these particulars. The purchaser will NOT be required to erect a fence adjoining the access track along The Foss Dyke but must ensure stock do not stray onto this track, any fence erected along this track will be the responsibility of the purchaser.

SINGLE PAYMENT SCHEME

The land is registered on the RPA Rural Land Register under the Single Payment Scheme and 24.13Ha of Normal SPS Entitlements in the England Outside SDA region are included in this sale.

The purchaser(s) will be obliged to pay the sum of £250 plus VAT per transfer towards the cost of the transfer of the SPS Entitlements. All transfers to be undertaken by Lister Haigh.

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into an Environmental Stewardship Scheme.

NITRATE VULNERABLE ZONES

All of the land is within an NVZ.

DRAINAGE RATES

The land is within the Ainsty Internal Drainage Board District and appropriate rates are charged.

LOCAL AUTHORITY

City of York Council, West Offices, Station Rise, York, YO1 6GA.
Tel 01904 551550

PLANS AND AREAS

The areas given are based on the OS Promap data and may vary from the Rural Land Register plans and previous Ordnance Survey Sheets, Field Data Sheets and Deed Plans. All plans in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the Title Deeds.

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

VIEWING

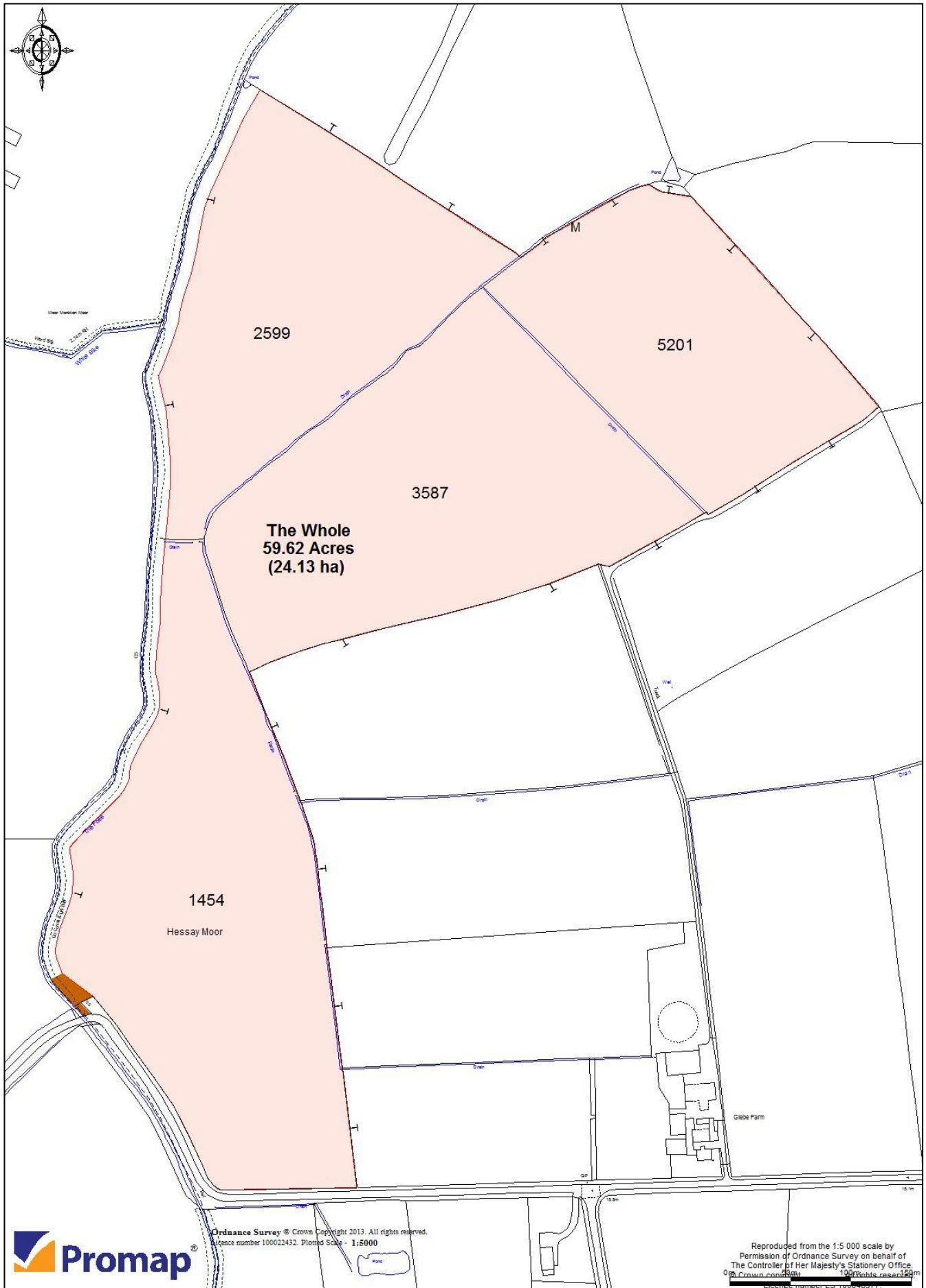
All parties may inspect the land on foot only whilst in possession of a set of these particulars and during daylight hours. The land is part of a working farm and viewers should take reasonable care whilst on the property.

DIRECTIONS

From York proceed West on the A59, turn left at Moor Monkton crossroads signed Long Marston and Hessay. Cross over the train tracks and continue to the end of the road, at the T Junction turn left. Continue for ¼ mile and after crossing over the drainage dyke the land is on the left hand side identified by a For Sale board.

IMPORTANT NOTE

If you have downloaded these particulars from our website you must contact our office to register your interest in order to be kept updated with the progress of the sale.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

Andrew Hardcastle (Knaresborough Office) on **01423 860322**

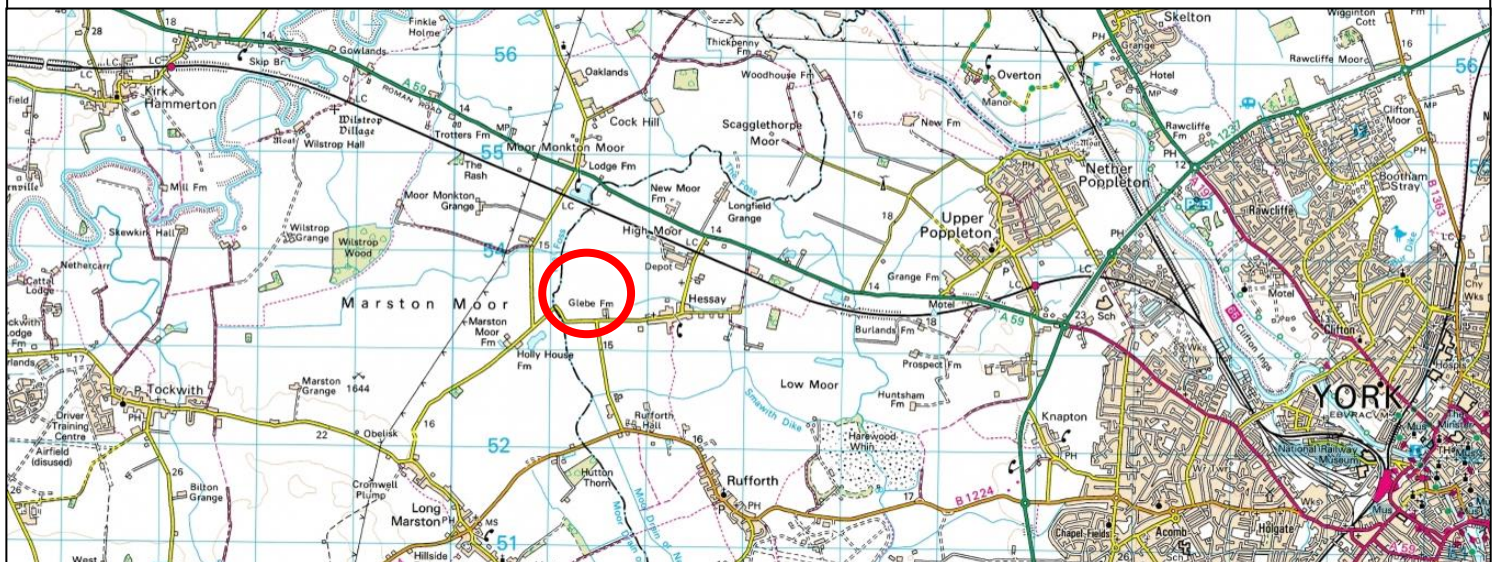
SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



Plans not to scale. For identification purposes only.



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Consumer Protection from Unfair Trading Regulations 2008

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.”

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