



20.02 acres of Grassland & Woodland at Newton on Rawcliffe

A single parcel of permanent grassland and woodland situated north of the village Newton on Rawcliffe, Pickering.

- 20.02 acres (8.10 ha)
- A rare opportunity to acquire land within the North York Moors National Park
- A single parcel of grassland and woodland with an attractive outlook
- For Sale by Private Treaty

Guide Price: £40,000 to £50,000

20.02 acres of Grassland & Woodland at Newton on Rawcliffe



GENERAL INFORMATION:

LOCATION:

The land is located off Raygate Road and forms part of Newton Banks in the village of Newton on Rawcliffe in North Yorkshire. Newton on Rawcliffe is approximately 4.2 miles north of Pickering Town Centre and 14 miles south west of Whitby Town Centre.

The distance from the A169 is 2.4 miles.

The nearest postcode is YO18 8QA.

DIRECTIONS:

From Malton take the A169 towards Pickering and continue for approximately 8.4 miles. At the roundabout take the first left on to the A170 and travel for approximately 0.2 miles. At the traffic lights turn right on to the Ropery Road. Travel for approximately 4.7 miles and continue on to Yatts Road before entering the village Newton on Rawcliffe. At Newton on Rawcliffe continue to the north of the village and the property can be accessed on the right hand side and can be identified with the Boulton Cooper For Sale board. Pedestrian access to the land is available, shown edged in blue on the attached plan.

DESCRIPTION:

The fields are laid to permanent grassland and woodland which in total extends to approximately 20.2 acres (8.1 ha).

The land is classified as being within the Anglezarke and Dale Soil Series. Anglezarke Soils are being described as being well drained very acid coarse loamy soils over sandstone with a bleached sub surface horizon. Some shallow soils with a peaty or humous surface horizon. Rocks and boulders locally. The Dales Soil Series are described as being slowly permeable, seasonally water logged clayey, fine loamy over clayey and fine silty soils on soft rock, often stoneless.

The Agricultural Land Classification identifies the land as being Grade 5.

SERVICES:

Mains water is available within the nearby vicinity.

TENURE:

Freehold with Vacant Possession upon completion.

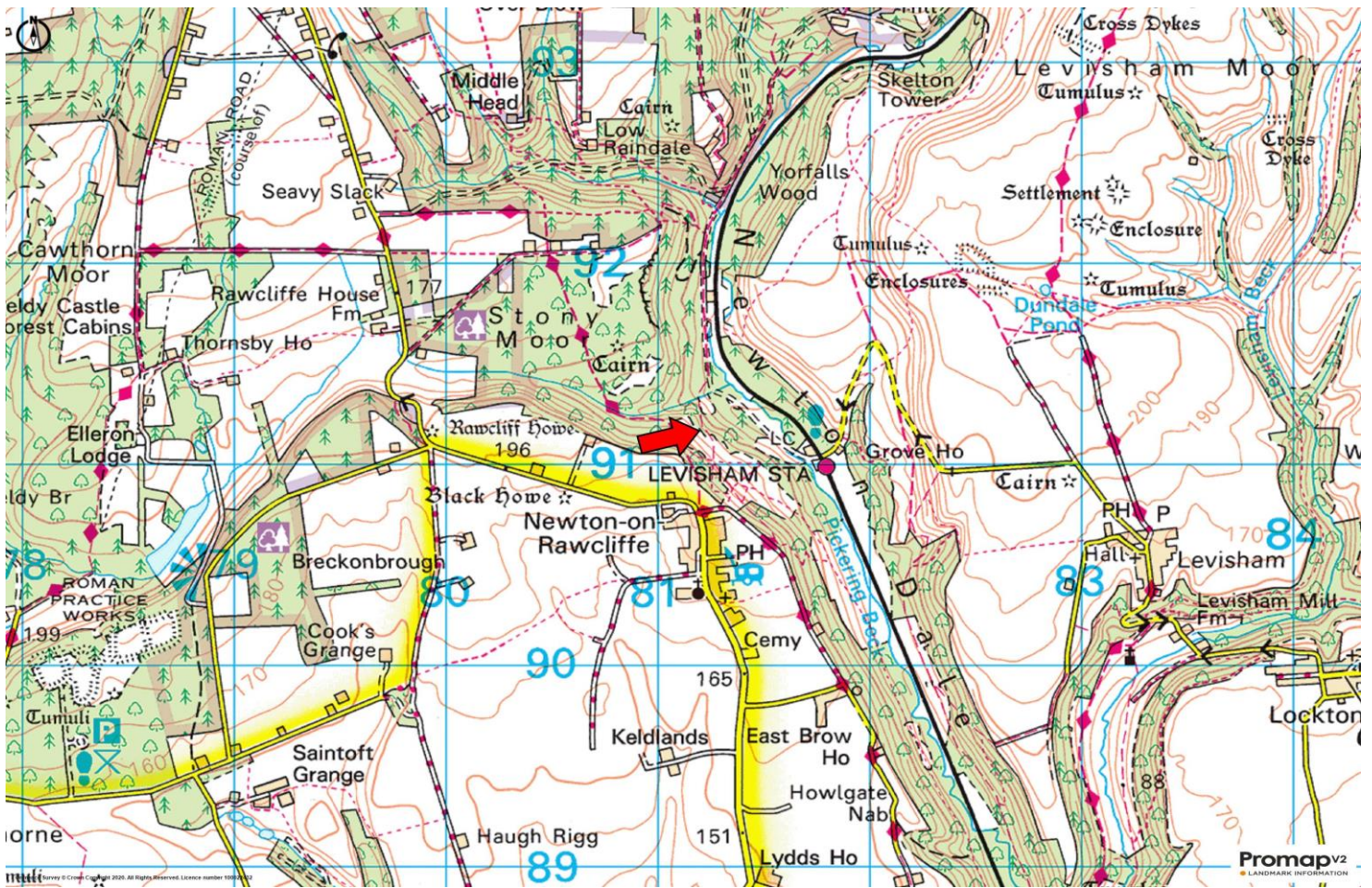
WAYLEAVES AND EASEMENTS:

The property is sold including all Wayleaves and Easements, whether mentioned in these particulars or not.

RIGHTS OF WAY:

A public bridleway and two public footpaths cross the subject property.

We are not aware of any other rights of way crossing the land.



RESERVED RIGHTS:

We are not aware of any rights reserved which affect the land.

BASIC PAYMENT SCHEME:

The land is registered on the Rural Land Register for claiming the Basic Payment. The Entitlements are not included within the sale of the property. However entitlements will be available to purchase by separate negotiation.

ENVIRONMENTAL STEWARDSHIP SCHEME:

The land is not currently included within an Environmental Stewardship Scheme.

NITRATE VULNERABLE ZONE:

The land is not located within a Nitrate Vulnerable Zone.

DESIGNATIONS:

The land is located within a SSSI and within the North York Moors National Park.

SPORTING AND MINERAL RIGHTS:

The Sporting and Mineral Rights are included within the sale as far as we are aware.

METHOD OF SALE:

The land is offered for sale by Private Treaty as a whole. The Vendor reserves the right to conclude the sale by any means considered suitable.

AGENT CONTACT:

Beth Dickinson BSc (Hons) MRICS FAAV
Tel: 01653 692151
Email: beth.dickinson@boultoncooper.co.uk

VAT:

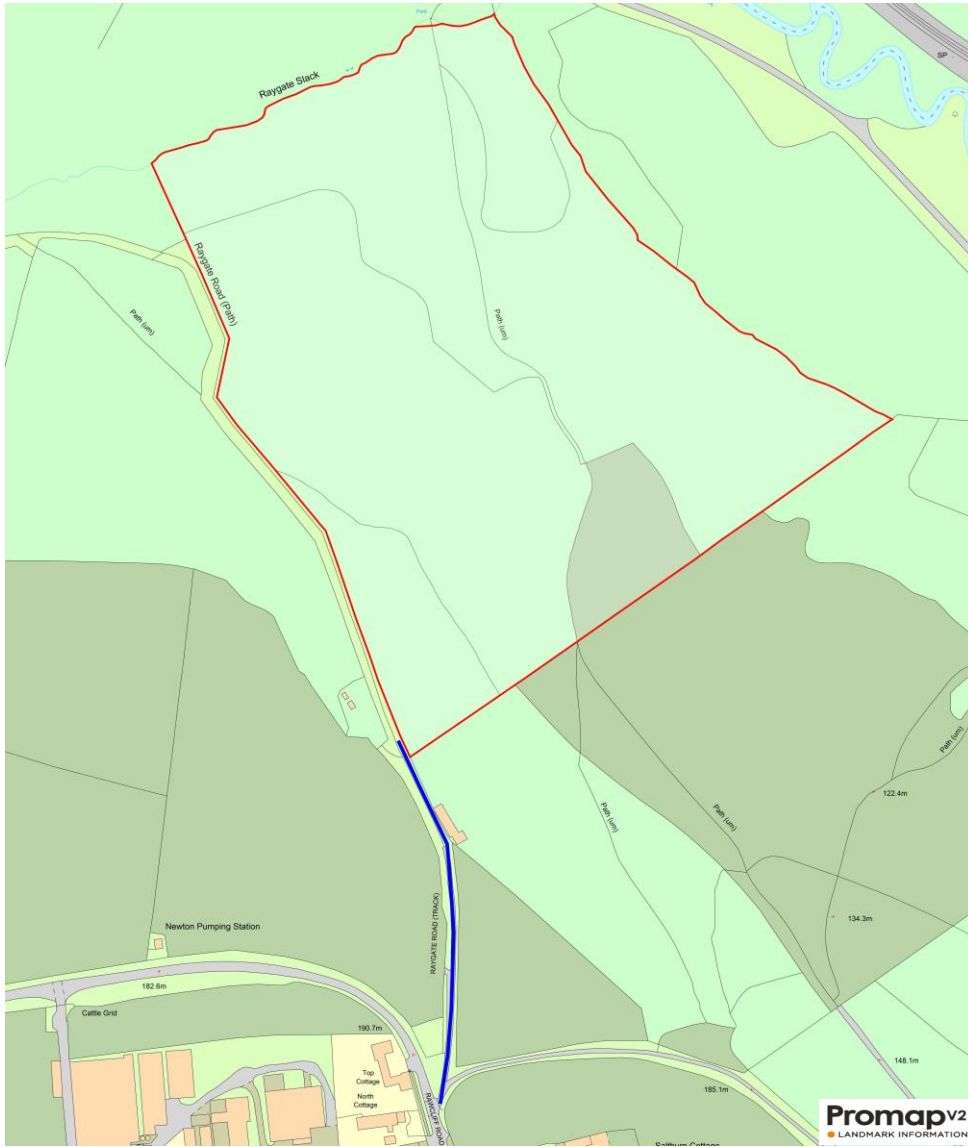
Any price quoted or discussed is exclusive of VAT. As far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, such tax will be payable by the Purchaser in addition to purchase price.

MONEY LAUNDERING REGULATIONS:

The Agent must comply with Anti-Money Laundering legislation. As part of the requirements, the Agent must obtain evidence of the identity and proof of your address of potential buyers prior to an offer being accepted. All parties who are purchasing must apply the necessary evidence.



20.02 acres of Grassland & Woodland at Newton on Rawcliffe



PLANS, AREAS AND MEASUREMENTS:

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective Licensee to satisfy themselves with the extent of the grass and woodland available.

LOCAL AUTHORITIES:

Ryedale District Council, Ryedale House, Old Malton Road, Malton YO17 7HH
Tel: 01653 600666

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700

St. Michael's House, Malton
North Yorkshire YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801