



## Green Lane, Little Heck £150,000

LOT 1 - Land comprising kennels, grassland circa 2.5 acres.

**\*\*Can be sold separately or as a whole (lot 1 & lot 2)\*\***





Lot 1  
£150,000

**Location** - The land and buildings are located in Little Heck between junctions 34 (Eggborough) and 35 (Rawcliffe) of the M62.

Lot 1 extends to 2.96 acres and comprises a general-purpose building with roller shutter door measuring 18m x 9.2m plus mono pitch lean-to measuring 18m x 4m containing 10 kennels. These buildings have planning permission for the use of greyhound housing for up to 40 greyhounds. The land is laid to grass suitable for a number of uses including agricultural, equestrian and amenity subject to appropriate planning consents. There is a static caravan in situ which is included in the sale.

**Directions** - From Eggborough take the A645 east towards Little Heck and Snaith. After approximately 2.7 miles, take Green Lane on your right, and the entrance into lot 1 will be on your left.

For Lot 2 continue on the A645, going past Green Lane, and the entrance to the field will be on your right.

**Tenure** - Freehold with vacant possession on completion.

**Services** - Private borehole powered by diesel generation.

**Rights Of Way** - None that we are aware of.

**Stewardship** - The land is not within a stewardship agreement.

**Basic Payment Scheme** - No BPS entitlements are included in the sale.

**Nitrate Vulnerable Zone (Nvz)** - We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ which will limit excessive fertiliser application.

**Wayleaves & Easements** - None that we are aware of.

**Sporting & Mineral Rights** - Sporting and mineral rights are included with the sale as far as they are owned.

**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 for regular email updates for this property and other available properties.

**Local Authority** - Selby District Council, Civic Centre, Doncaster Road, Selby YO8 9FT  
t:  
e:

**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 and is additional to the purchase price.

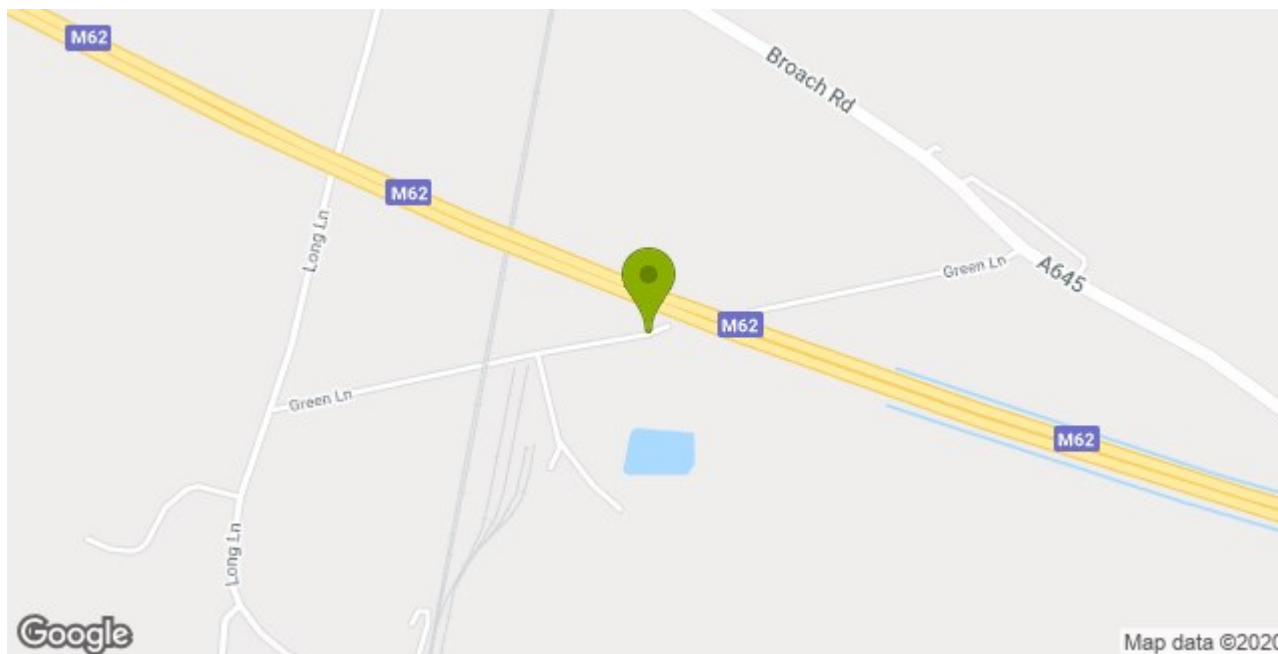
**Method Of Sale** - Private Treaty.

**Guide Price** - Lot 1: £150,000 Lot 2: £200,000 The whole: £350,000

**Anti-Money Laundering Regulations** - The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

**Agent Contact** - For further information please contact:  
Stewart Hamilton  
Stephensons Rural, York Auction Centre, Murton, York YO19 5GF  
t: e: s.

Tom Brooks  
Stephensons Estate Agents, 43 Gowthorpe, Selby, YO8 4HE



## Stephensons

York	01904 625533
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Selby	01757 706707
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 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
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 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
 N Lawrence

