



## Turnham Lane, Cliffe, Selby

**£50,000**

PLEASE NOTE: PADDOCK LAND ONLY, NOT SUITABLE FOR DEVELOPMENT.

An excellent opportunity to acquire 1.89 acres of paddock land located on the fringes of the village Cliffe. The land is certain to be of strong interest to those looking to acquire this opportunity.



The land extends to 1.89 acres and has the added benefit of a timber framed stables with partially concrete base. There is a mains water connections available. There is vehicular access via two points off Turnham Lane. The boundaries are enclosed via post and rail fencing and hedging.

The land is located along Turnham Lane in Cliffe and is surrounded by stunning countryside.

Directions – from Cliffe, head towards Turnham lane and continue for approximately half a mile where the land will be found on the left hand side.

Please note the plan enclosed within these details is for identification purposes only and are not to scale.

The present owners are currently liaising with their legal representative to attach a restrictive covenant on the land to prohibit any future residential development.

Method of Sale - Private Treaty.

Tenure - Freehold with vacant possession on completion.

Services – Water sourced from the mains connection along Turnham Lane.

Rights Of Way - None that we are aware of.

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

Wayleaves & Easements - None that we are aware of.

Local Authority - Selby District Council, Civic Centre, Doncaster Road, Selby YO8 9FT

Offers - Offers for the freehold interest in the site should be made to our Stephenson's Selby office and are to be subject only to contract.



### Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
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  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

### Associates

CS Hill FNAEA  
N Lawrence

