



Arable land extending to approximately 9.98 acres at Askham Bryan, York

StephensonsRural

SR
Est. 1871



**Versatile Grade 2
arable land
located
immediately off
the A1237
extending to just
under 10 acres**

**Guide price
£100,000**

Location

The field is located immediately off the A1237 ring road west the City of York.

Description

A single arable field extending to approximately 9.98 acres (4.04 hectares) with good access off the main road.

The land is classified as Grade 2 on the Agricultural Land Classification and within the Bishampton 1 soil series, although the south west corner is a heavier soil.

The field is suitable for agricultural, equestrian and amenity purposes (subject to relevant consent for any buildings required) and could readily be sown to a grass crop.

Directions

From the A64 take the junction off to the A1237 northbound. Continue across the two roundabouts, and after the second roundabout the turning to the field is after 250metres on the left. The nearest postcode is YO23 3QY.

Services

We are unaware of any service connections.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are unaware of any wayleaves or easements across the land.

Rights of Way

We are unaware of any rights of way across the land.

Stewardship

The land is not within a countryside or environmental stewardship scheme.

Basic Payment Scheme

The land is registered for the BPS. 4.04ha of 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.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale.

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 www.stephenson.co.uk for regular email updates for this property and other available properties.

Local Authority

City of York Council, West Offices, Station Rise, York YO1 6GA
t: 01904 551 550 e: ycc@york.gov.uk

Growing Crop

At cost at date of completion or the vendor will farm through to harvest.

Method of Sale

Private Treaty.

Guide Price

£100,000.

Anti-Money Laundering Regulation

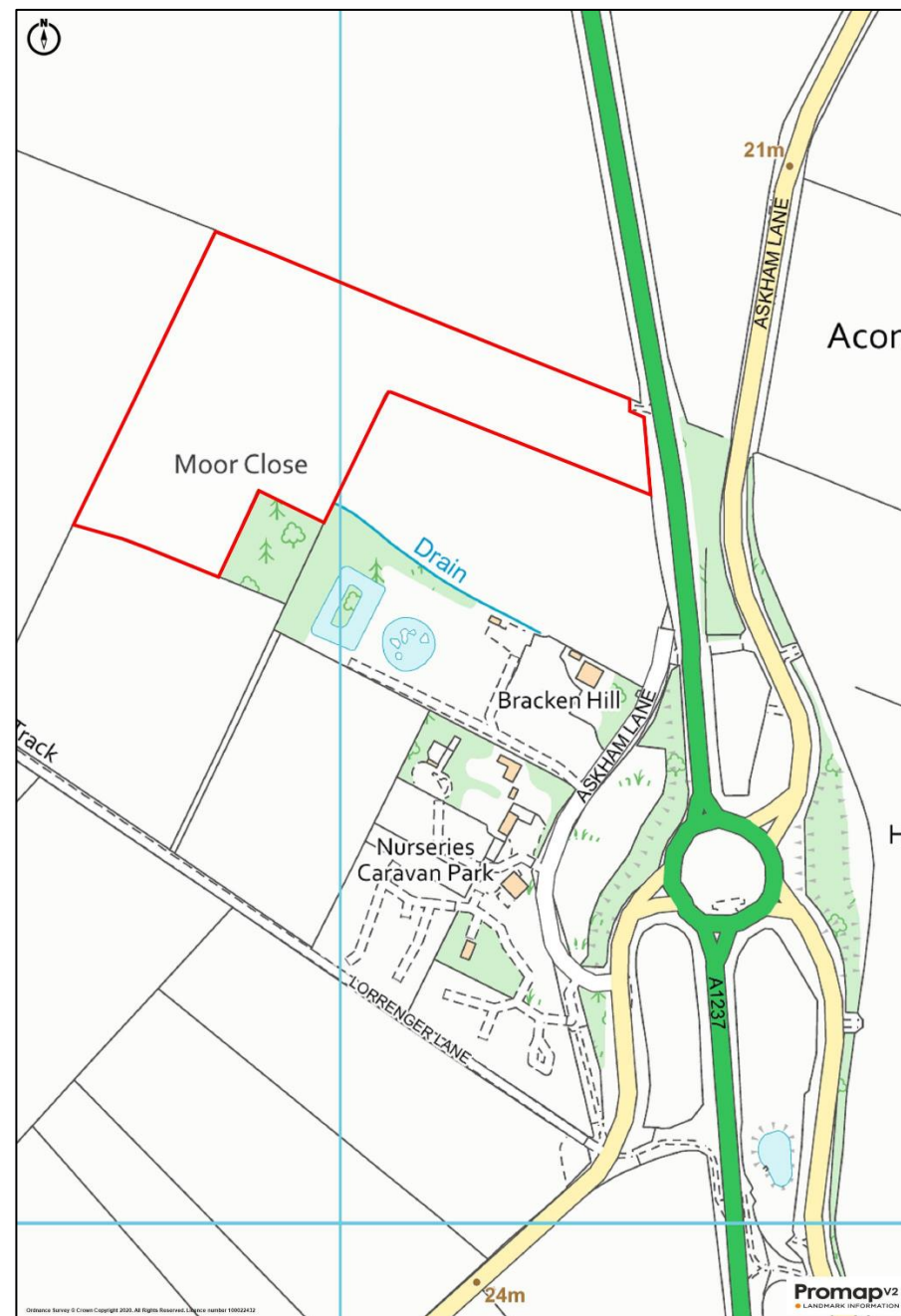
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

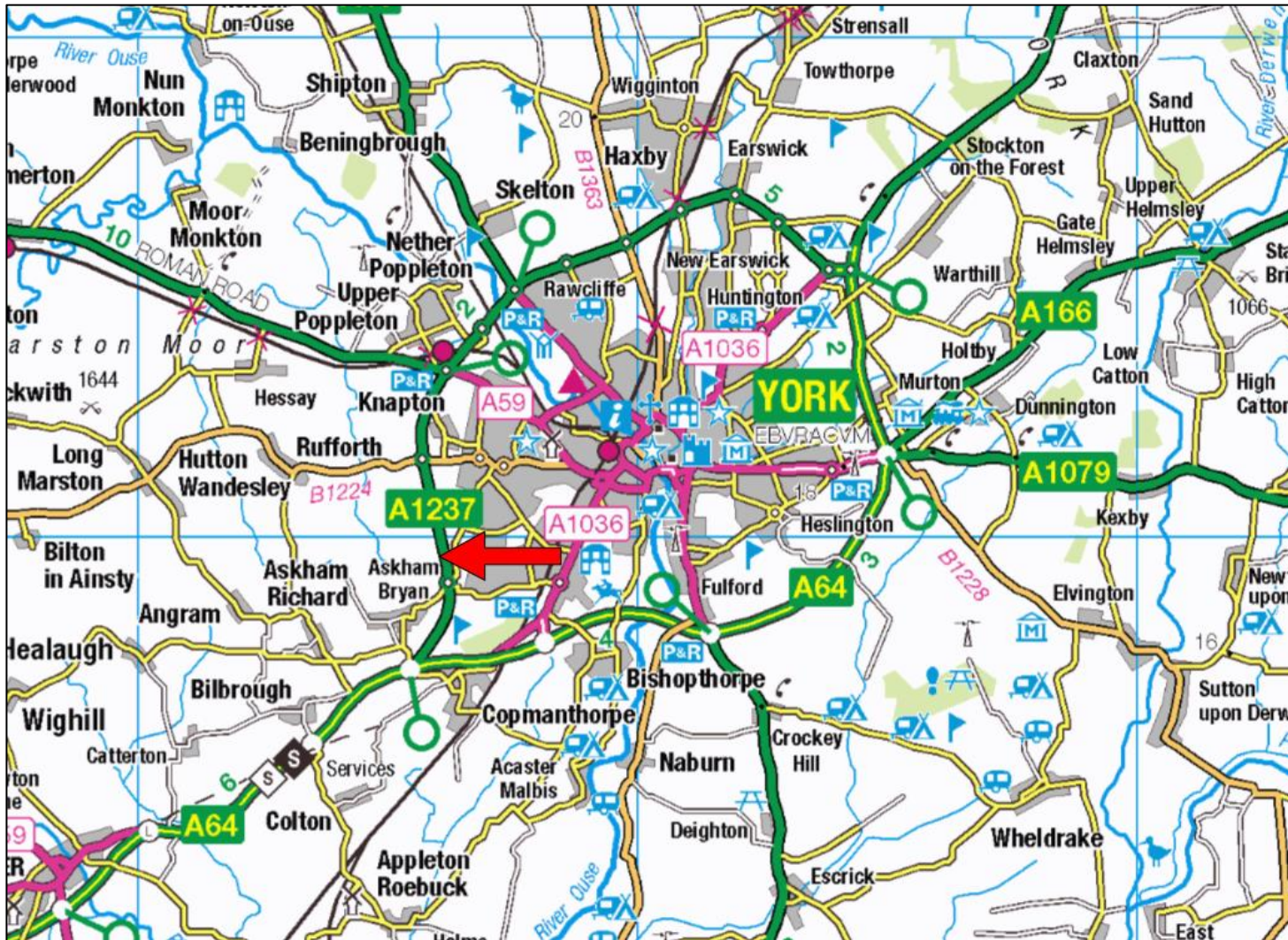
Vendor's Solicitor

Clair Douglas
Crombie Wilkinson Solicitors, Forsyth House, 3 Market Place, Malton YO17 7LP
t: 01653 600 070 e: c.douglas@crombiwilkinson.co.uk

Agent Contact

For further information please contact: Rod Cordingley or Chloe Hayes
Stephensons Rural, York Auction Centre, Murton, York YO19 5GF
t: 01904 489 731 e: rlc@stephenson.co.uk / chloe.hayes@stephenson.co.uk





Consumer Protection from Unfair Trading Regulations 2008

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