



7.25 Acres (2.94 Hectares) or thereabouts of Grassland & Traditional building
Kirby Grindalythe, near Malton, North Yorkshire

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For Sale by Private Treaty - Guide Price: Offers Over £120,000

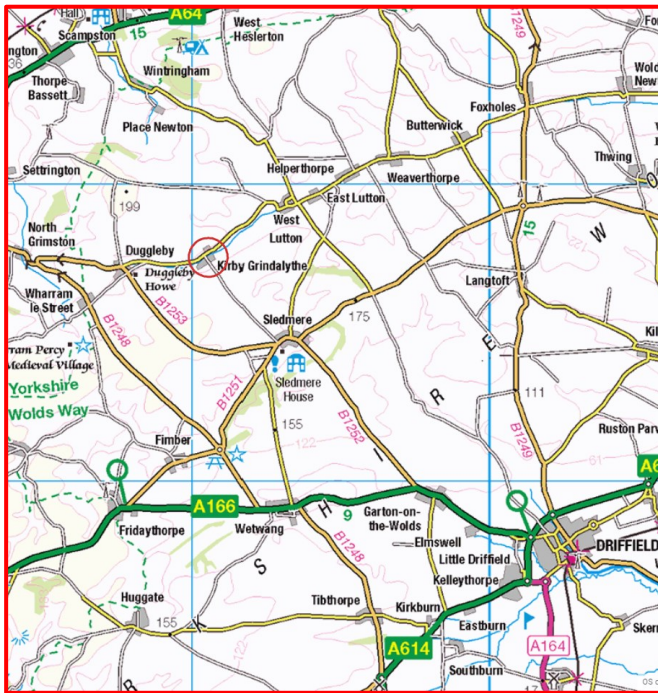
Dee
Atkinson
& Harrison

Sledmere 3 miles | Malton 9 miles | Driffield 10 miles
(All distances approximate)

LOCATION AND ACCESS

The land is located within the village of Kirby Grindalythe which is situated approximately 3 miles to the north-west of the traditional estate village of Sledmere and 10 miles north-west of the market town of Driffield. The land has the benefit of road frontage and access to a private lane which leads to the Sledmere-Duggleby Road.

LOCATION PLAN



METHOD OF SALE

The land is for sale by Private Treaty. Interested parties should register their interest with Dee Atkinson and Harrison to be kept informed as to how the sale will be concluded. The Vendors reserve the right to complete a sale by any other means at their discretion.

SERVICES

We understand that the property is not connected to any mains services and interested parties should make their own enquiries. The Gypsy Race, a winterbourne intermittent natural water supply forms the northern boundary of the property.

AGRI-ENVIRONMENT SCHEMES

The land is not included within an agri-environment scheme.

TENURE & POSSESSION

The land is for sale freehold with vacant possession available upon completion.

NITRATE VULNERABLE ZONES

The land is located within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are in hand and included in the sale in so far as they are owned.

PLANNING

Planning enquiries in respect of the property should be directed to North Yorkshire Council (Ryedale Area) Ryedale House, Old Malton Road, Malton, YO17 7HH. Tel: 0300 131 2131

PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

We understand that a wayleave exists over the land in favour of Northern Power Grid. A public bridleway known as the Johnny Sides Bridleway crosses the land.

Please note that the access road on the south western boundary of the land provides access to the adjoining properties with rights to services through the roadway.

The land is sold with the benefit of all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

PLANS, AREAS AND SCHEDULES

The plans provided in these sale particulars are for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the land before completing a sale.

CONTAMINATED LAND

The Vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendors do not give any guarantee in this respect and advise the Purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

VAT

In the event that the sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price.

OVERAGE PROVISION

Part of the land, shown shaded blue on the attached plan, will be sold subject to an overage clause whereby the vendors or their successors in title will receive 30% of any uplift in value arising as a result of obtaining planning consent for a change of use other than agricultural, horticultural, or equestrian use for a period of 30 years from the completion of contracts.

VIEWINGS

The land can be viewed on foot only during daylight hours with a copy of these sales particulars in hand.

FURTHER INFORMATION

For Further information please contact:

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PLEASE NOTE THAT IF YOU HAVE DOWNLOADED THESE PARTICULARS FROM THE INTERNET YOU WILL NEED TO REGISTER YOUR INTEREST WITH OUR OFFICE TO BE KEPT INFORMED OF THE SALES PROCESS





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Dee
Atkinson
& Harrison

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