



3.88 ACRES
LOCKTON, PICKERING NORTH YORKSHIRE

Cundalls



3.88 ACRES **LOCKTON** **PICKERING** **NORTH YORKSHIRE**

Thornton le Dale 5 miles, Pickering 6 miles, Malton 13 miles, York 32 miles (All distances approximate)

ATTRACTIVE PARCEL OF EDGE OF VILLAGE GRASSLAND WITH STABLES

- 3.88 acres of grassland
- Comprises two grass paddocks well sheltered by mature hedgerows
- Close to village accessed off Westfield Lane.
- Timber stable block with two stables and field shelter/hay store with holding areas.
- Good road access and frontage
- Provides agricultural, equestrian, conservation and wildlife opportunities
- Well-positioned in a nice rural position but close to Lockton village

FOR SALE BY INFORMAL TENDER: AS A WHOLE
BEST AND FINAL OFFERS: 2pm FRIDAY 27 SEPTEMBER 2022

GUIDE RANGE: £50,000 to £75,000

DESCRIPTION / BACKGROUND

An attractive parcel of edge of village grassland amounting in all to around 3.88 acres ,together with timber stable block and field shelter.

The land is situated immediately on the southern edge of Lockton village accessed off Westfield Lane.

The land comprises a single parcel of grassland which has been split into two grazing paddocks plus two central holding areas surrounding the stables/field shelter.

The land comprises a free draining parcel of grassland with stock proof boundaries bordered by mature hawthorn hedgerows.

The land is likely to appeal to agricultural or investment purchasers as well as equestrian and small holders. It also offers wildlife interests with the potential to develop a wildlife haven or woodland creation, subject to the necessary consents.

The buildings comprise as follows:

STABLE BUILDING

12.96sq.m

Timber framed building providing two 3.6m x 3.6m stables

FIELD SHELTER/HAY STORE

10.08sq.m

Timber framed building of 3.6m x 2.8m providing field shelter or hay store.

LOCATION

The land is situated in an attractive rural position, just to the south of Lockton village within the North York Moors National Park.

The attractive, moorland villages of Lockton and Levisham are set a short distance north and are popular tourist destinations with a range of facilities including a public house, village hall and cafe.

A wide range of services and amenities are available in the market town of Pickering, set around 6 miles south including convenience stores, shops, leisure and recreational facilities. The town is a popular tourist location and is often referred to as the “gateway to the Moors”.

The property is situated approximately 32 miles from the historic City of York where further services are available including a mainline train service to London King’s Cross and Edinburgh, Scotland in under 2 hours.



LAND CLASSIFICATION

The land is shown on the form at Ministry of Agricultural Provisional Land Classification Maps as mixed Grade III Land and is suitable for grass/cereal cropping, livestock or equestrian grazing.

SOIL TYPE

The soils are shown in the soil series of England and Wales as primarily being of the Rivington I series of soil types accordingly described as “*well drained coarse loamy soils over sandstone*”.



Details and photographs prepared August 2022. All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

WOODLAND GRANT SCHEMES

The property is not within any woodland grant schemes.

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes.

DEVELOPMENT CLAWBACK CLAUSE

The land is to be sold with no development clawback clause/overage agreement.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the holding.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DRAINAGE RATES

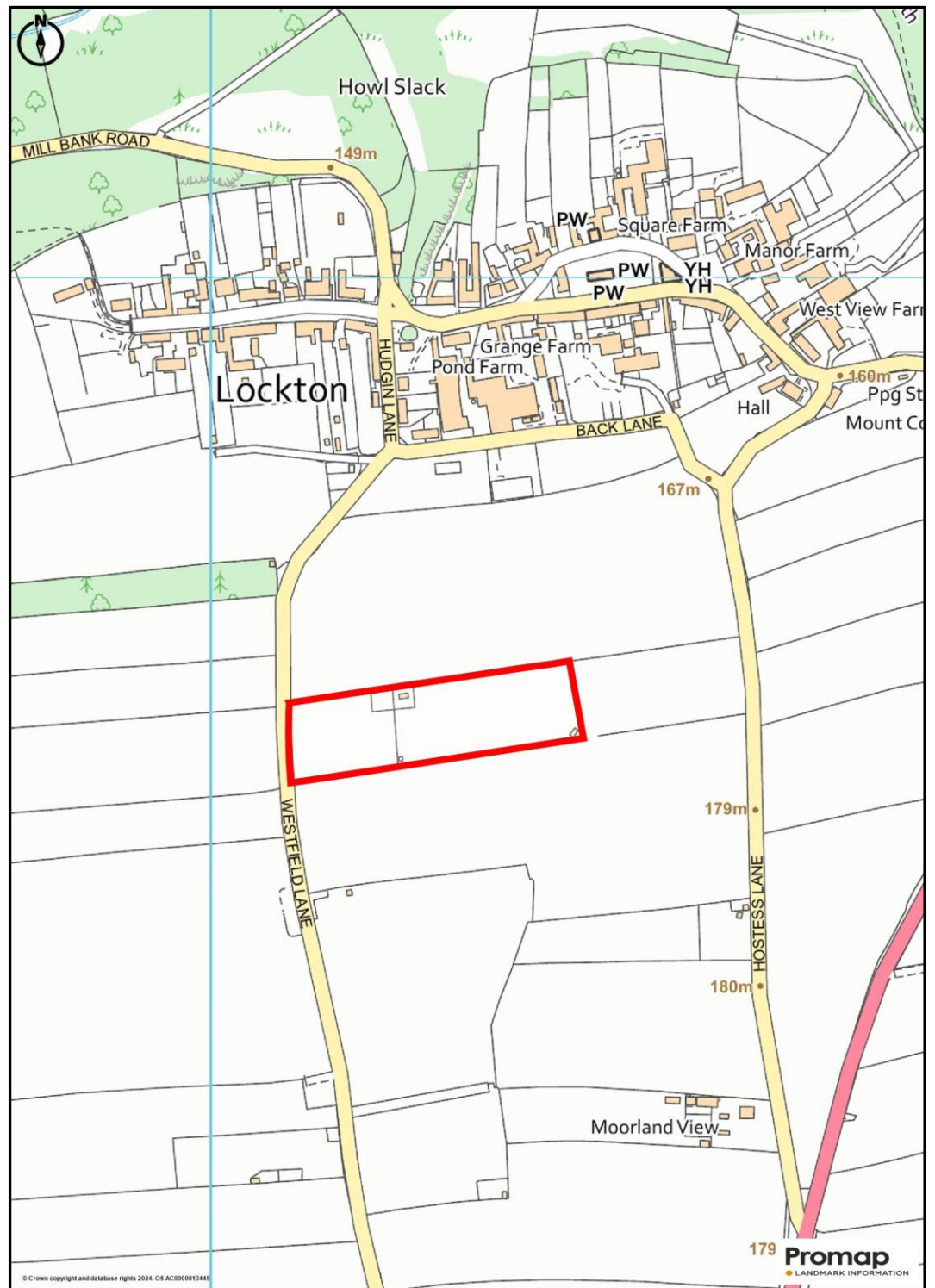
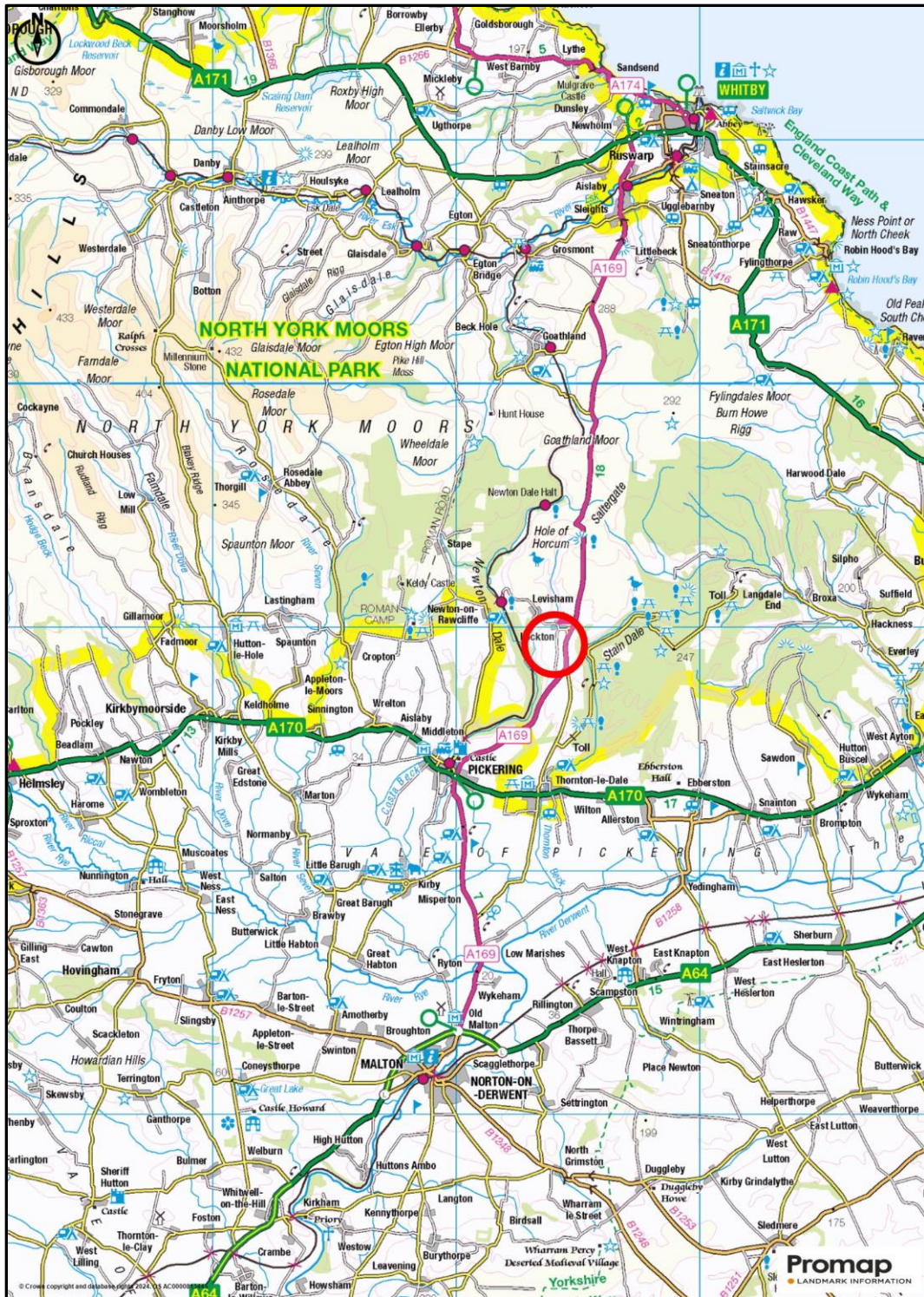
We understand the property is not liable for drainage rates.

METHOD OF SALE

The property is being offered for sale by Informal Tender, sealed bids must be submitted on the enclosed form and 'best and final' offers must be submitted to the agents Malton office by 2pm on **Friday 27 September 2024**. For those with queries or to inform the agents of their interest please contact Tom Watson FRICS FAAV on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	None
Planning:	North York Moors National Park: 01439 772700
Tenure:	The property is Freehold with vacant possession.
Viewing:	Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Prices:	£50,000 to £75,000





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