

5.7 ACRES & BUILDINGS OFF CRUCK LANE, FLIXTON, SCARBOROUGH



5.7 Acres of Good Quality Grazing Land together with a Range of Useful, Modern Outbuildings, Privately Located on the Edge of the village.

Two Steel Portal Frame Barns
Timber Frame Barn providing Two Loose Boxes
Poultry Enclosure & Static Caravan

OFFERS OVER £175,000

DESCRIPTION

A block of good quality grazing land extending to approximately 5.7 acres (shaded red on the site plan), located off Cruck Lane. There are post and wire boundaries to the perimeter, and a native hawthorn hedge has been planted just inside the southern boundary.

Within the last 7 years, the vendors have constructed two useful steel portal frame buildings, and two loose boxes in the north-eastern corner of the site, providing useful storage for both livestock and machinery. The static caravan is included in the sale, and there is an enclosure for poultry.

The site benefits from a mains water supply, and electricity is provided by a photovoltaic solar panel with battery storage. We are informed that Cruck Lane is an adopted road and is accessed from North Street.

LOCATION

Flixton is a small, but conveniently placed rural village, positioned on the edge of the Vale of Pickering, yet within easy reach of the nearby coastal towns of Filey (5 miles) and Scarborough (6 miles). Both offer a comprehensive range of amenities, including retail, leisure and transport facilities, as well as terrific beaches. Flixton itself benefits from a village pub and cricket ground. It is within a five-minute drive of a major supermarket, nearby primary school and a railway station with regular services to York.



THE BUILDINGS

BARN (1)

10.0m x 6.0m (32'10" x 19'8")

Steel portal frame barn with profile steel cladding and roof. Concrete floor.

BARN (2)

10.0m x 6.0m (32'10" x 19'8")

Steel portal frame barn with profile steel cladding and roof.

STABLES

5.8m x 4.8m (19'0" x 15'9")

Timber frame building with profile steel cladding and roof, currently providing two loose boxes.



ENTITLEMENTS

The land has not been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme (BPS).

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

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. It is our understanding that Cruck Lane is an adopted road.

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.

GENERAL INFORMATION

Services: Mains water.
Electricity is provided by a PV solar panel.

Tenure: We understand that the land is Freehold and is offered with vacant possession on completion.

Guide Price: Offers over £175,000.

Viewing: Strictly by prior appointment via the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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.

