

CLUBLEYS



**5.93 Acres of Land off Main Street
Bielby, York, YO42 4JL**

For Sale by Informal Tender - Guide Price £75,000



THE LOCATION

The land is located to the southwest of the village of Bielby, approximately 6 miles west of Market Weighton, 5 miles south of Pocklington, and 16 miles south east of York.

THE PROPERTY

The land comprises a grass field parcel extending to 5.93 acres (2.40hectares) in total and benefits from a mixture of mature hedgerow, ditch and fenced boundaries.

The land is classified as Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.

ACCESS

The land is accessed over a right of way for agricultural use from Main Street. The Vendor is in the process of amending this to be an access at all times, for all purposes.

TENURE

Freehold with Vacant Possession.

DESIGNATIONS

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

SPORTING & MINERAL RIGHTS

Sporting rights and mineral rights insofar as they are owned are included in the sale.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Rights of Way, Wayleaves or Easements which affect the land. However, the land is sold subject to and with the benefit of all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

METHOD OF SALE

The land is offered for sale by Private Treaty.

The Vendor reserves the right to conclude the sale by any method.

GUIDE PRICE

The land is offered with a guide price of £75,000.

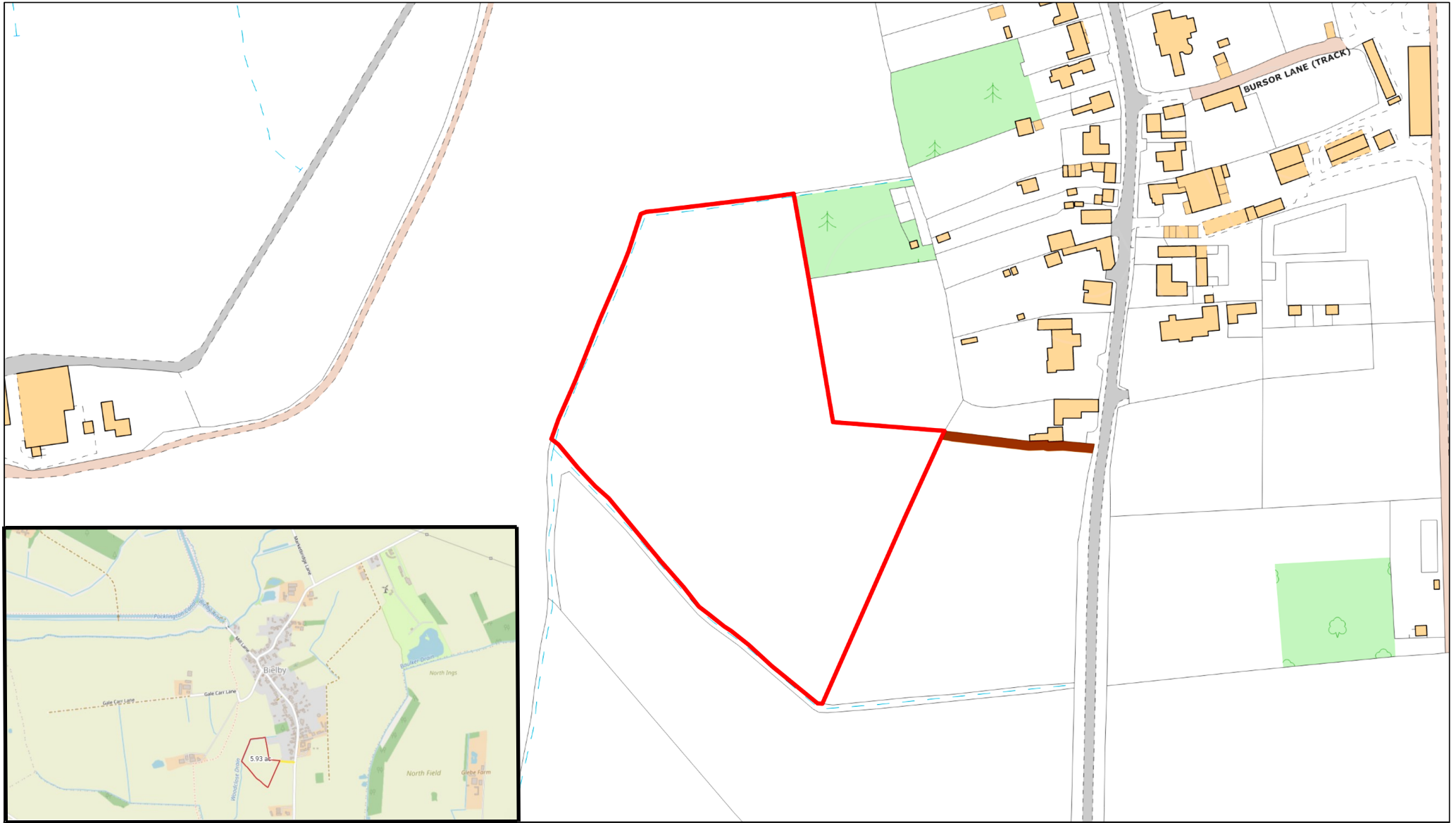
VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand.

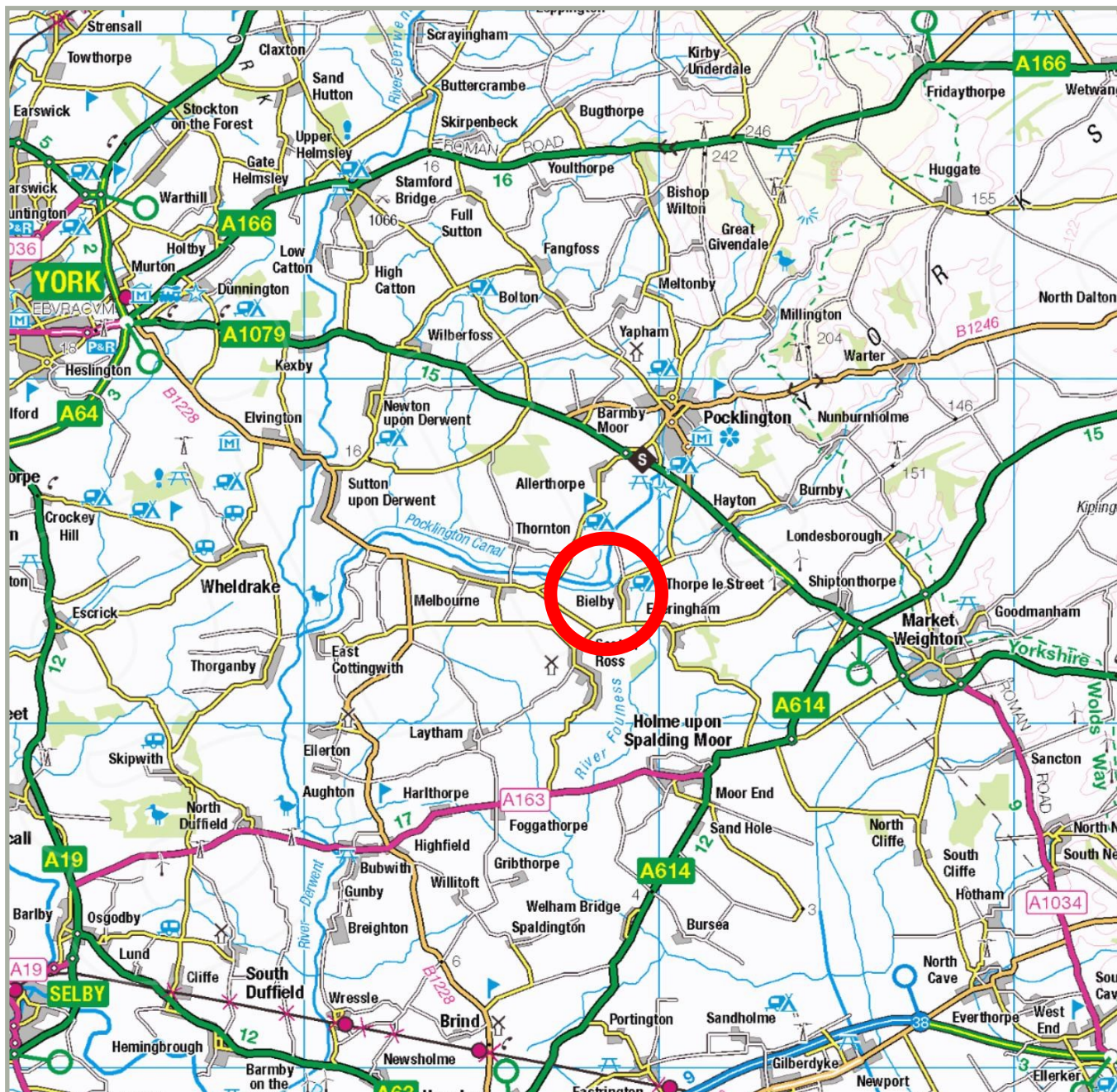
VAT

Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable by the Purchaser.





LOCATION PLAN



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Market Weighton
York

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CAAV



RICS®



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