

CLUBLEYS



21.09 Acres of Land at East Cottingwith
Offered as a Whole or in Three Lots
For Sale by Private Treaty



21.09 ACRES (8.53 HECTARES) OF LAND AT EAST COTTINGWITH

DESCRIPTION

A rare opportunity to purchase three attractive parcels of grassland located approximately half a mile east of the village of East Cottingwith, seven miles south west of the Market Town of Pocklington and 8 miles south east of the City of York.

The land extends to approximately 21.09 acres and is offered for sale as a whole or in three Lots.

The land comprises three field parcels of well established grass, which have been used for agricultural purposes, but they may be suitable for other uses including amenity and leisure, subject to obtaining the necessary consents.

- Lot 1** (as shown outlined red) - 13.15 acres surrounded by a very pleasant mature shelter belt which the current owner planted themselves.
- Lot 2** (as shown outlined yellow) - 5.20 acres benefitting from road frontage and mature tree and hedge boundaries.
- Lot 3** (as shown outlined blue) - 2.74 acres benefitting from being bounded by Pocklington Canal and mature tree and hedgerow boundaries.

ACCESS

Lot 1 benefits from access via a track directly off Postern Lane, and the track is included within the sale.

Lot 2 benefits from road frontage to, and access from Langrickgate Lane.

Lot 3 is accessed via pedestrian access across the dashed line coloured pink on the plan.

DESIGNATIONS

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

AGRI-ENVIRONMENT SCHEMES

We understand the land is part of a Countryside Stewardship Mid Tier Agreement expiring 31st December 2026.

SPORTING & MINERAL RIGHTS

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements or Rights of Way which affect the property 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.

TENURE

Freehold with Vacant Possession.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in three Lots.

GUIDE PRICE

The land is offered for sale with a guide price as follows:

- As a Whole (21.09 acres) Offers in Excess of £200,000
- Lot 1 (13.15 acres) Offers in Excess of £130,000
- Lot 2 (5.20 acres) Offers in Excess of £55,000
- Lot 3 (2.74 acres) Offers in Excess of £15,000

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.



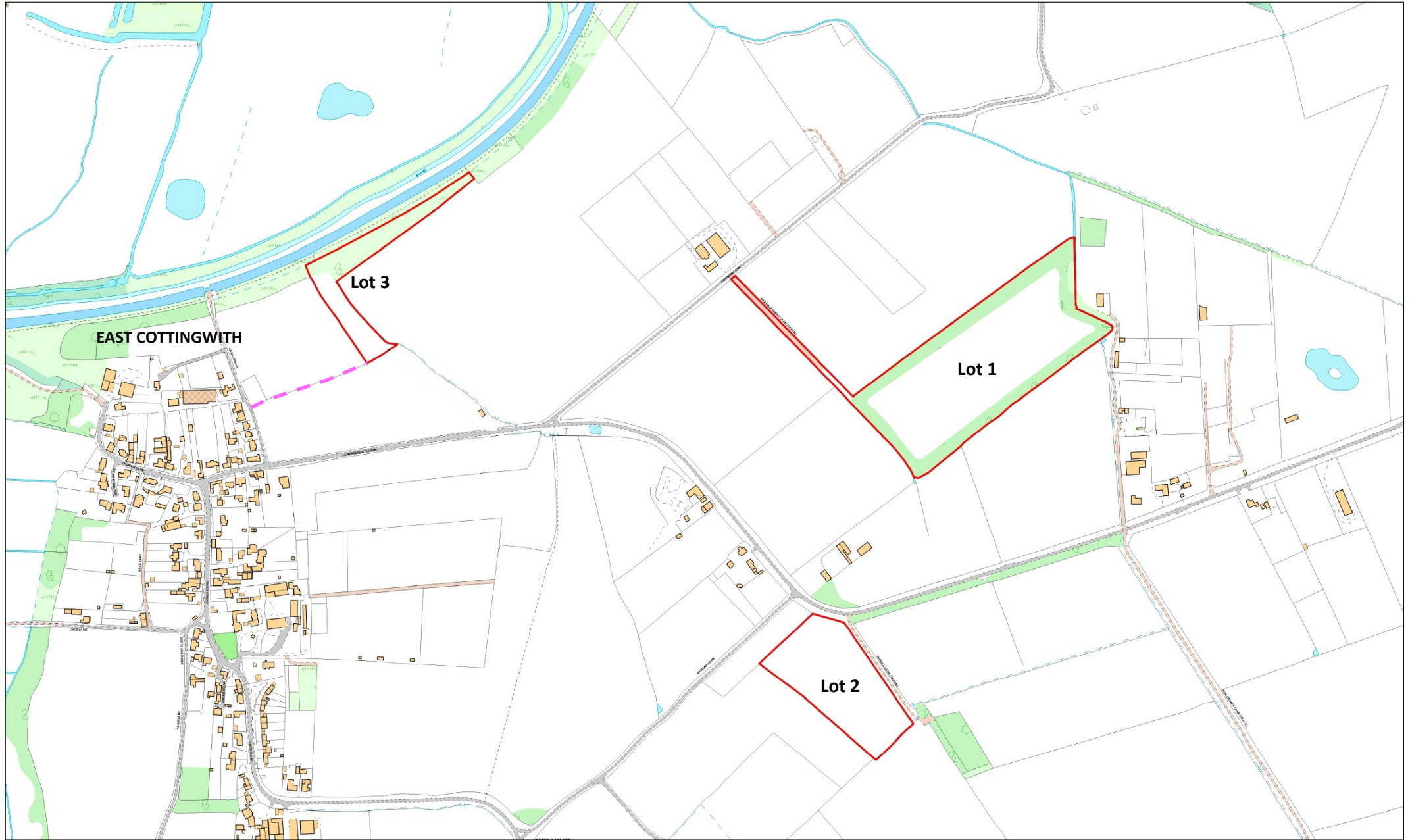
LOT 1



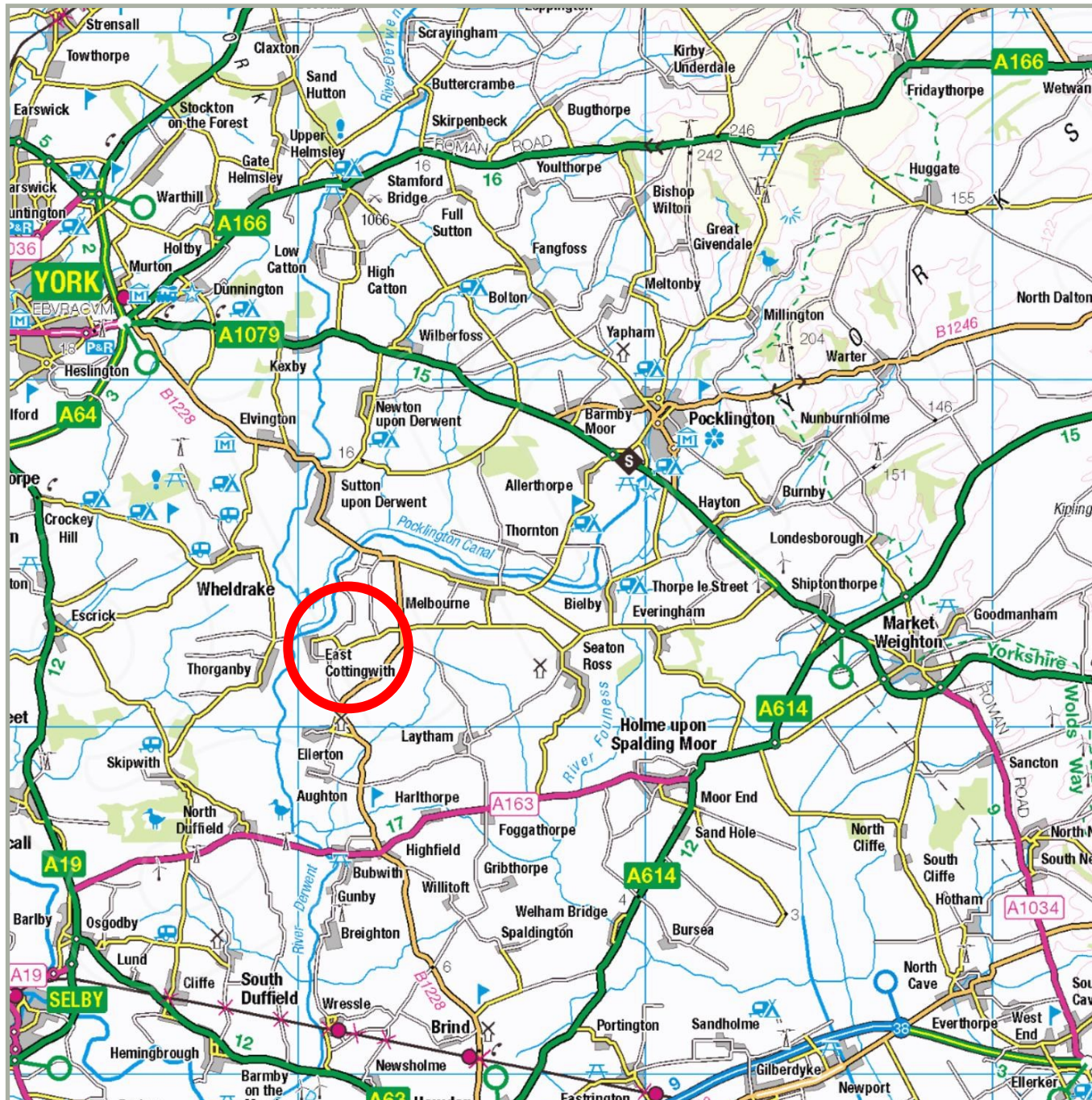
LOT 2



LOT 3



LOCATION PLAN



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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