



THE LOCATION

THE PROPERTY





#### LOCATION

The land is located in the picturesque rural village of Seaton Ross which is situated approximately 11 miles south east of York, 6 miles west of Market Weighton and 8 miles north of Howden.

#### DESCRIPTION

The land extends to approximately 20.23 acres of arable land. The land is located off Breckstreet to the west of Seaton Ross and has the benefit of roadside frontage.

The land parcel has hedgerow and dyke boundaries.

The land is mainly of the Everingham Soil Series, being a free draining sandy soil suitable for growing cereals and potatoes although there are some heavier areas.

The land is classified as Grade 3 on the Agricultural Land Classification Maps.

Lot Field Number Acres Hectares Claimable Area (Ha) 2017 Cropping  
1 SE7741 3621 20.23 8.19 7.74 Spring Wheat

#### BASIC FARM PAYMENT

The land is registered for the Basic Farm Payment Scheme and 7.74 ha of Subsidy Entitlements are included in the sale and will be transferred to the Purchaser immediately after completion. The Vendor reserves the 2017 payment.

#### ENVIRONMENTAL SCHEMES

The land is not included in any Environmental Stewardship Agreement.

#### SERVICES

We are not aware of any services connected to the land.

#### WAYLEAVES, EASEMENTS

The land is sold subject to and with the benefit of all existing Easements and Wayleaves whether referred to in these particulars or not. We are aware that there are electricity poles crossing the land.

#### ACCESS AND RIGHTS OF WAY

Access to the land is along a right of way from either West End, to the east or Breckstreet Lane to the west. The rights of way are shown shaded brown on the sale plan. The middle section of the track is included with the field however we understand adjacent land owners have rights of way across this.

#### SPORTING AND MINERAL RIGHTS

As far as we are aware, Sporting and Mineral Rights are in hand and included within the sale.

#### DRAINAGE RATES

We understand the land is under drained and sold subject to Drainage Rates levied by the Ouse and Humber Drainage Board.

#### CROSS COMPLIANCE

The Vendor will remain responsible for Cross Compliance up to the date of completion. Following completion the purchaser will take over the Cross Compliance obligations.

#### INGOING VALUATION

The land is sold with vacant possession and there will be no Ingoing Valuation.

#### TENURE

The land is subject to a Farm Business Tenancy.

#### VIEWING

Viewing is at any time during daylight hours upon possession of a copy of these details.

#### METHOD OF SALE

The property is offered for sale Private Treaty.

#### LOCAL AUTHORITY

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

#### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@diapipex.com.

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

## Floor Plan

This plan is for illustrative purposes only



Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

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