



**43.49 acres of arable and grass land | Great Habton, Malton**

A USEFUL BLOCK OF ARABLE LAND WITHIN A RING FENCE IN THE HEART OF RYEDALE SUITABLE FOR GROWING CEREALS AND GRASS.

**Offers Over £400,000**

**BoultonCooper**

**BC**  
Est. 1804

# 43.49 acres of arable and grass land | Great Habton, Malton



## SITUATION

The land is situated at Blansby Lane just off Kirby Misperton Lane towards Ryton approximately 1.5 miles from Great Habton and 2 miles from Kirby Misperton.

## ACCESS

Access to the 6.87 acres land is directly off Blansby Lane and to the 36.62 acres by a convenience Gap towards Gosling Green.

## THE LAND

The land which lies within a ring fence lies between 20 and 25 m above sea level, classified as grade 3 on the land classification map of England and Wales being a medium to strong bodied loam, soil type slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils suitable for growing cereals and grass.

## SCHEDULE OF LAND

Grid Ref.	Field No.	Description	Hectares	Acres
SE7677	5331	Wheat	2.78	6.87
SE7676	5800	Ley	10.88	26.90
SE7677	7800	Ley	3.93	9.72
			<b>17.59</b>	<b>43.49</b>

## SERVICES

Not known.

## EASEMENTS

Non-known. The land is sold subject to and with the benefit of all existing easements whether referred to in these particulars are not.

## RIGHTS OF WAY

Non-known. The land is sold subject to and with the benefit of all existing rights of way whether referred to in these particulars are not.

## OUTGOINGS

Drainage rates payable to the Vale of Pickering Internal drainage Board estimated at £258 per annum on apportionment.

## BOUNDARIES

There is no existing fence of the greater part of the eastern boundary of the land.

## TENURE

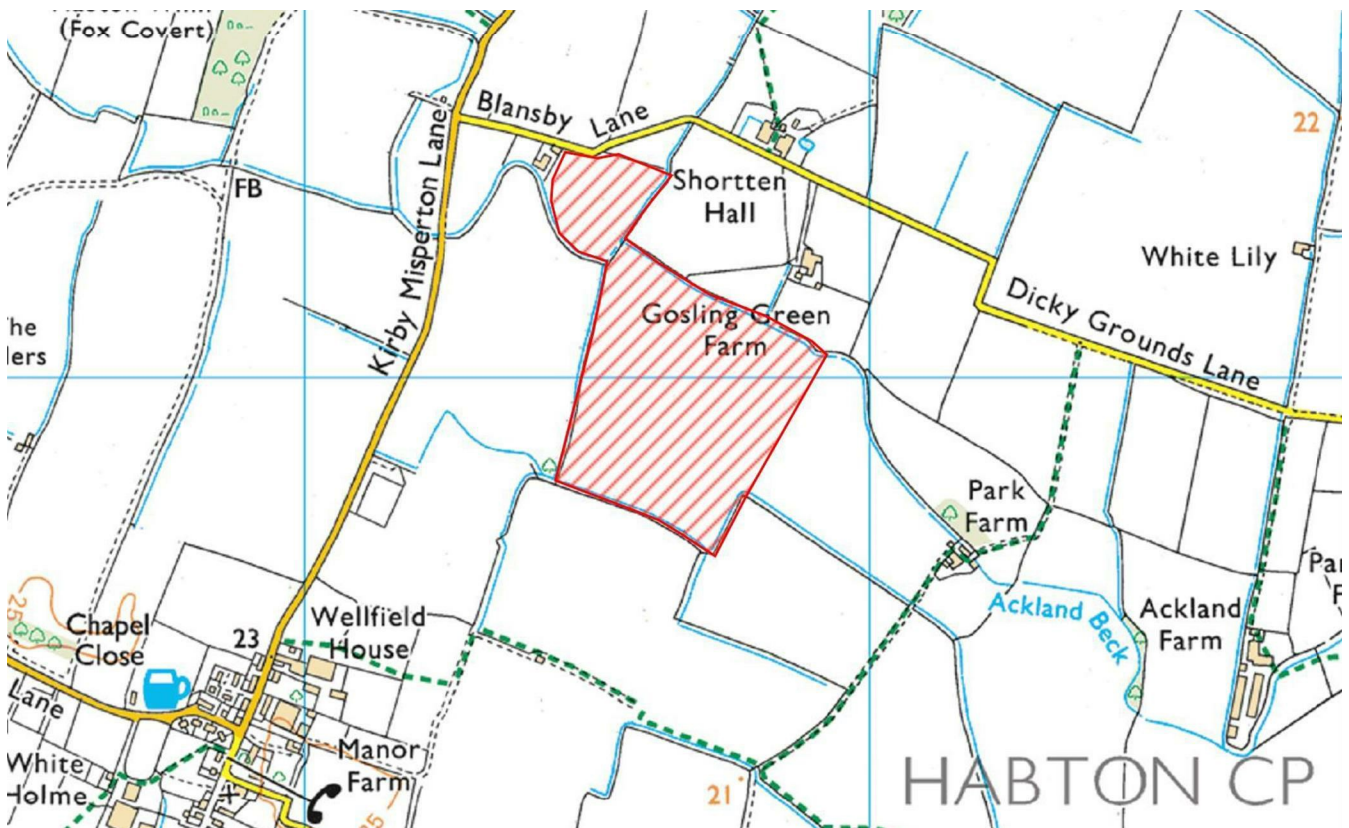
Freehold with vacant possession.

## NITRATE VULNERABLE ZONE

The land is designated as being within the nitrate vulnerable zone.

## SPORTING RIGHTS

Sporting rights are included within the sale.



#### BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency (RPA) for Basic payment purposes and the Seller will continue to receive payments annually until the demise of the scheme in accord with RPA rules.

#### ENVIRONMENTAL STEWARDSHIP

Non applied.

#### VIEWING

Strictly by appointment with the agents.

#### WHAT 3 WORDS

///booklets.abundance.action

#### AGENT CONTACT

Philip Place FRICS FAAV  
07702853697

Rodney Cordingley BSc FRICS FAAV  
07801685660

#### GUIDE PRICE

Offers over £400,000

#### METHOD OF SALE

For Sale by Private Treaty.

#### VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

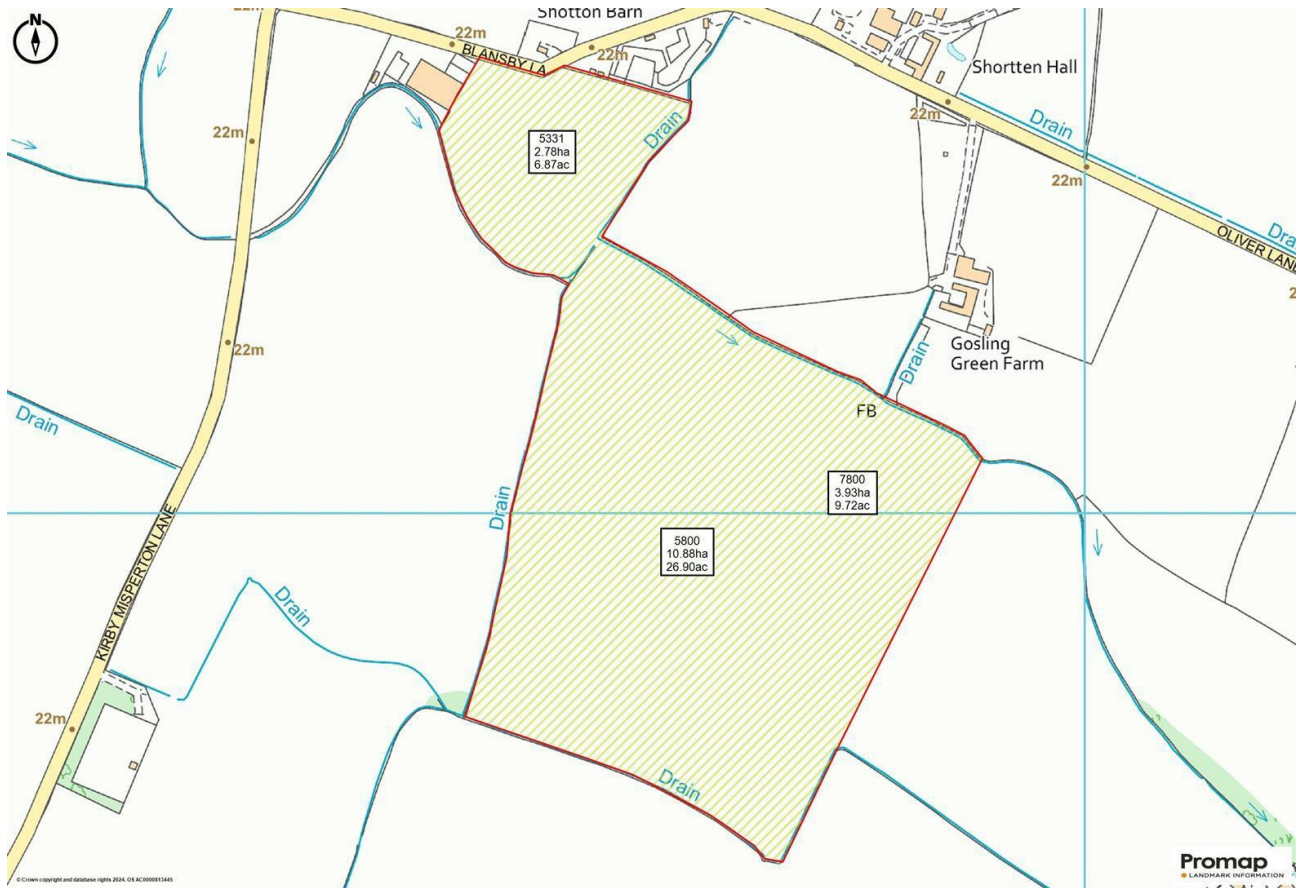
#### ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

#### PLANS, AREAS AND MEASUREMENTS

The plans areas and measurement are you in accord with ordnance survey data and are provided as a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown is edged in red. It will be the responsibility have any prospective purchaser tip plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves when the extent of the boundaries will lie.

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## VIEWING

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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