



**18.85 acres of arable and grass land Green Dyke Lane | Slingsby**

A USEFUL BLOCK OF ARABLE AND GRASS LAND ON THE OUTSKIRTS OF THE VILLAGE OF SLINGSBY, SUITABLE FOR AGRICULTURAL AND AMENITY PURPOSES, WITH ACCESS FROM GREEN DYKE LANE.

**Offers Over £175,000**

**BoultonCooper**

**BC**  
Est. 1804



### SITUATION

The land is situated just off the Green Dyke Lane, Slingsby just opposite the caravan site.

### ACCESS

Access to the land is directly off Green Dyke Lane through the first of the double gates.

Field no 0849 is accessed via right-of-way for all purposes at all times at the far end of the caravan site by the sewage works. A small part of the Next field is included for this purpose. There is no access for interested parties from Railway Street through the caravan site.

### THE LAND

The land which lies between 20 and 30 metres above sea level, and is of a medium bodied loam type suitable for growing cereals root crops and grass.

### SCHEDULE OF LAND

Grid Ref.	Field No.	Description	Hectares	Acres
SE7075	0849	Spring Oats	3.37	8.33
SE7075	1412	Wheat	2.17	5.36
SE7075	1399	Grass	2.09	5.16
			<b>7.63</b>	<b>18.85</b>

### SERVICES

Non-known

### EASEMENTS

Northern Power Grid have the benefit of an easement for service poles across the land.

### RIGHTS OF WAY

A public footpath runs from Green Dyke Lane across the caravan site and over parcel 0849, and alongside the land traversing that part included in the sale for access purposes.

### OUTGOINGS

Drainage rates payable to Vale of Pickering drainage Board of approximately £120 per annum on apportionment.

### TENURE

Freehold with vacant possession.

### NITRATE VULNERABLE ZONE (NVZ)

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

### SPORTING RIGHTS

Sporting rights are included within the sale.

### BASIC PAYMENT SCHEME (BPS)

The land is registered with the Rural Payments Agency Basic payment purposes.

However, in accord with Rural Payments Agency rules the previous claimant benefits from payments until the demise of the scheme.



### **OVERAGE**

An overage arrangement will apply to Field number 1399 5.16 acres at a rate of 40% for a 15 year period triggered by the commencement of development following a planning consent for residential purposes.

### **VIEWING**

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this property.

### **PLANS, AREAS AND MEASUREMENTS**

The plans and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan shown edged in red. It will be the responsibility of any prospective purchasers to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

### **VAT**

It is understood 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.

### **AGENT CONTACT**

Philip Place FRICS FAAV: 07702 853697;  
philip.place@boultoncooper.co.uk

### **METHOD OF SALE**

The property is offered for sale by private treaty.

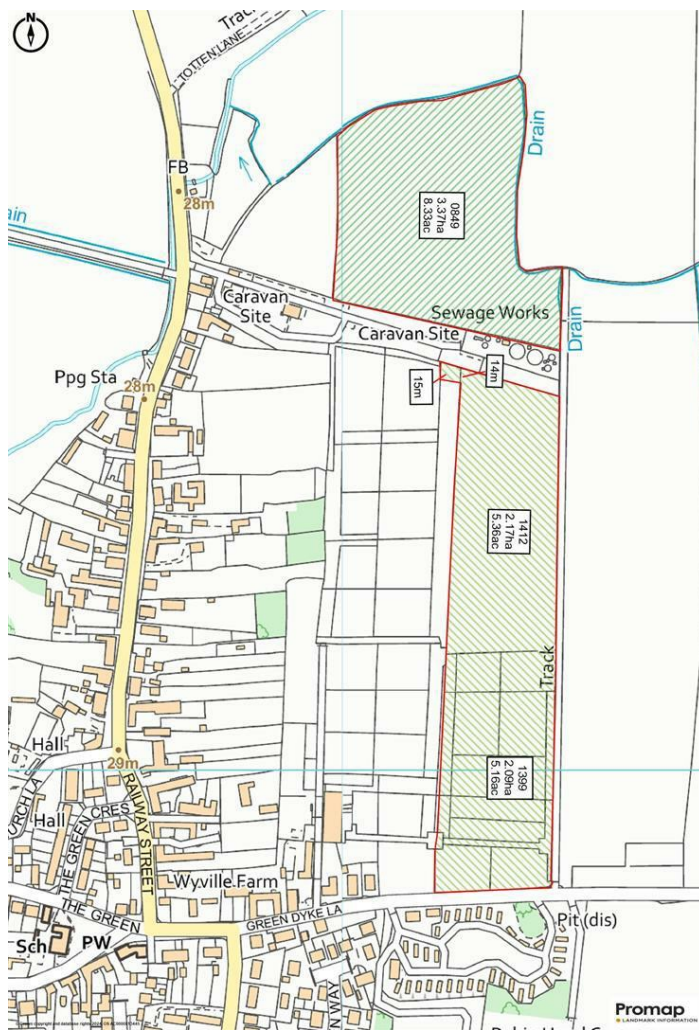
### **GUIDE PRICE**

Offers over £175,000.

### **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.

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## VIEWING

Strictly by appointment with the Agents.

St Michaels House Market Place, Malton, YO17 7LR

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e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



### 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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