



Approximately 13.54 acres of pasture land south of Easingwold, York



## Pasture land extending to 13.54 acres, south of Easingwold, York

Offers over £150,000

Parcel Number	Size (Acres)	Size (Ha)
5148	5.34	2.16
2744	0.27	0.11
1148	7.93	3.21
<b>TOTAL</b>	<b>13.54</b>	<b>5.48</b>

### Location

The land is located immediately off the A19 before the roundabout with the second exit to Easingwold. The land has good access located directly off the A19 and is located 1 mile south of Easingwold and 10 miles north west of York city centre.

### Description

The flat lying land extends to approximately 13.54 acres (5.48 hectares) in total. Shires Beck runs along the northern boundary of the whole of the land.

The land is classified as Grade 3 on the Agricultural Land Classification. The majority of the land lies within the Foggathorpe 2 Soil Series, with a small proportion within the Blackwood Soil Series.

The Foggathorpe 2 Soil Series consists of a slowly permeable, seasonally waterlogged, stoneless clayey and fine loamy over clayey soils.

The Blackwood Soil Series consists of deep permeable sandy and coarse loam soils.

The land would be best suited as pasture land, equestrian or amenity use (subject to necessary constraints).

### Directions

The access to the land is on the A19 from York to Easingwold opposite the entrance to Hawk Hills before the roundabout with the second exit to Easingwold.

### Services

There is a main water supply to field 5148.

### Tenure

Freehold with vacant possession on completion.

### Wayleaves and Easements

We are unaware of any wayleaves or easements that cross the land.

### Rights of Way

We are unaware of any public footpaths or bridleways that cross the land.

### Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ which will limit excessive fertiliser application.

### What 3 Words Reference

notched.roughness.highly

### Drainage Rates

We are currently unaware of any drainage rates.

### Sporting and Mineral Rights

Sporting and mineral rights are included with the sale so far as they are owned.

### 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 sale. Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates for this property and other available properties.

### Local Authority

North Yorkshire Council, County Hall, Northallerton

### Method of Sale

For sale by Private Treaty. The vendor reserves the right to change the method of sale depending on the level of interest gained from the marketing process.

### Guide Price

Offers Over: £150,000

### Anti-Money Laundering Regulation

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.

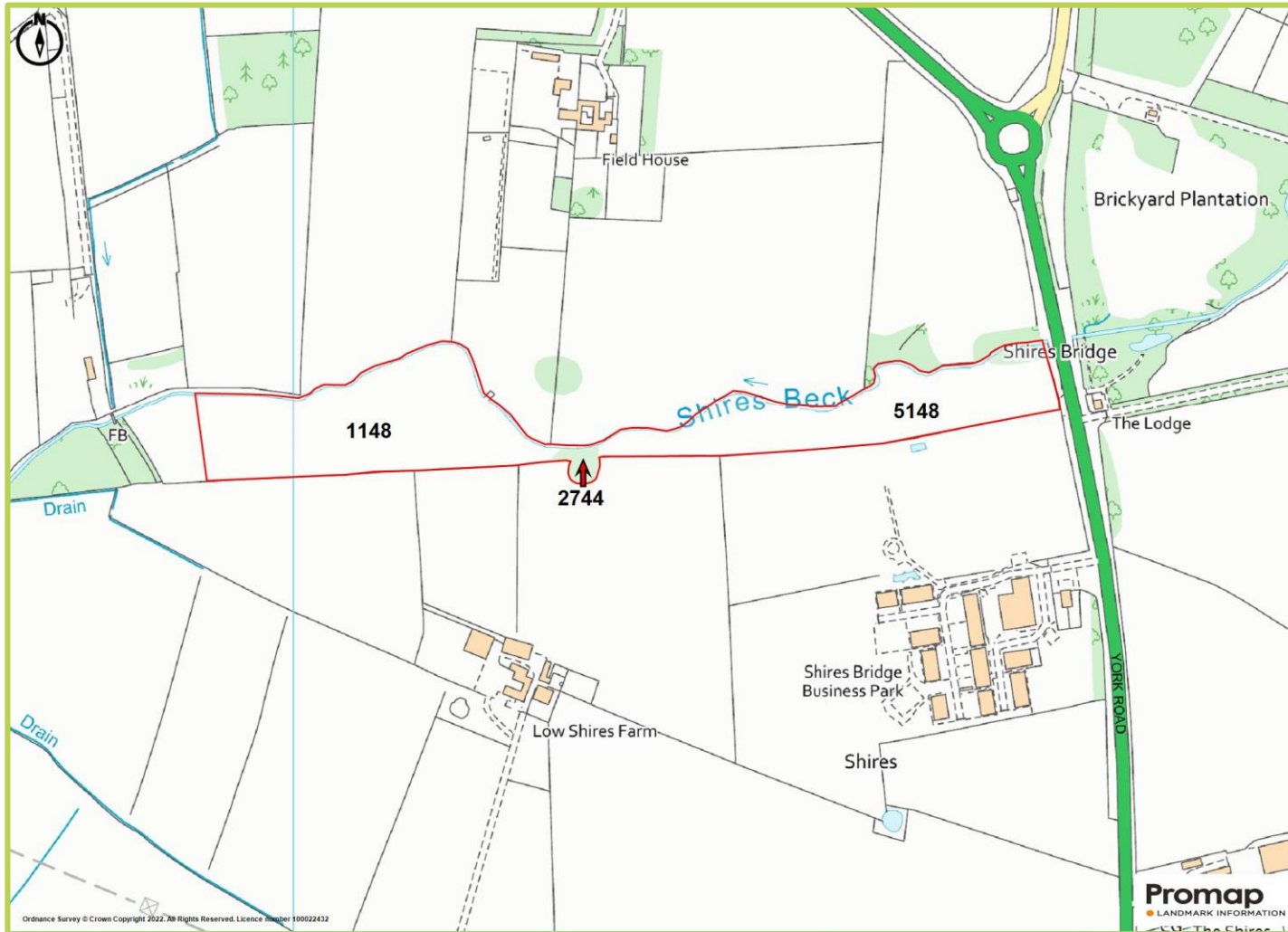
### Agent Contact

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