



6.55 acres of Land at Landing Lane, Haxby, York

StephensonsRural

SR  
Est. 1871





## Agricultural Land extending to 6.55 acres at Haxby, York, YO32 2NB

**Offers over:  
£60,000**

### **Location**

The land is located off Landing Lane in between the villages of Haxby and Earswick on the outskirts of the city of York. The land is within easy reach of York City Centre which is just 5 miles to the North.

### **What3Words**

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### **Description**

The land comprises one field, extending in total to approximately 6.55 acres (2.65 hectares). The land is currently used as an arable field but has the potential be used for equestrian or amenity use subject to obtaining the necessary consents.

### **Access**

The land is accessed directly off Landing Lane which runs adjacent to the east of the field.

### **Services**

Mains water and electricity are not connected to the land but are believed to be available for connection in the area.

### **Entry to the Land**

The Purchaser is to be given entry to the Land after Harvest 2025.

### **Tenure**

Freehold with vacant possession.

### **Wayleaves and Easements**

There are overhead Electricity Wires crossing the eastern boundary.

### **Rights of Way**

There are no public or private Rights of Way affecting the land.

### **Nitrate Vulnerable Zone (NVZ)**

We have checked the Environment Agency NVZ map which confirms the land does lie within an NVZ.

### **Sporting and Mineral Rights:**

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

### **Overage / Clawback**

The sale is subject to an overage clause for a period of 25 years whereby 40% of the uplift in value is reserved to the vendors in the event of Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

### **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.

### Local Authority

City of York Council, West Offices, Station Rise, York,  
YO1 6GA.

t: 01904 551550

### 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.

### Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

### 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.

### Vendor's Solicitor

Harrowells Solicitors, Moorgate House, Clifton Moor Gate,  
York, YO30 4WY

t: 01904 690111

e: [katie.daniel@harrowells.co.uk](mailto:katie.daniel@harrowells.co.uk)

### Agent Contacts

For further information please contact:

Johnny Cordingley MRICS FIAAV

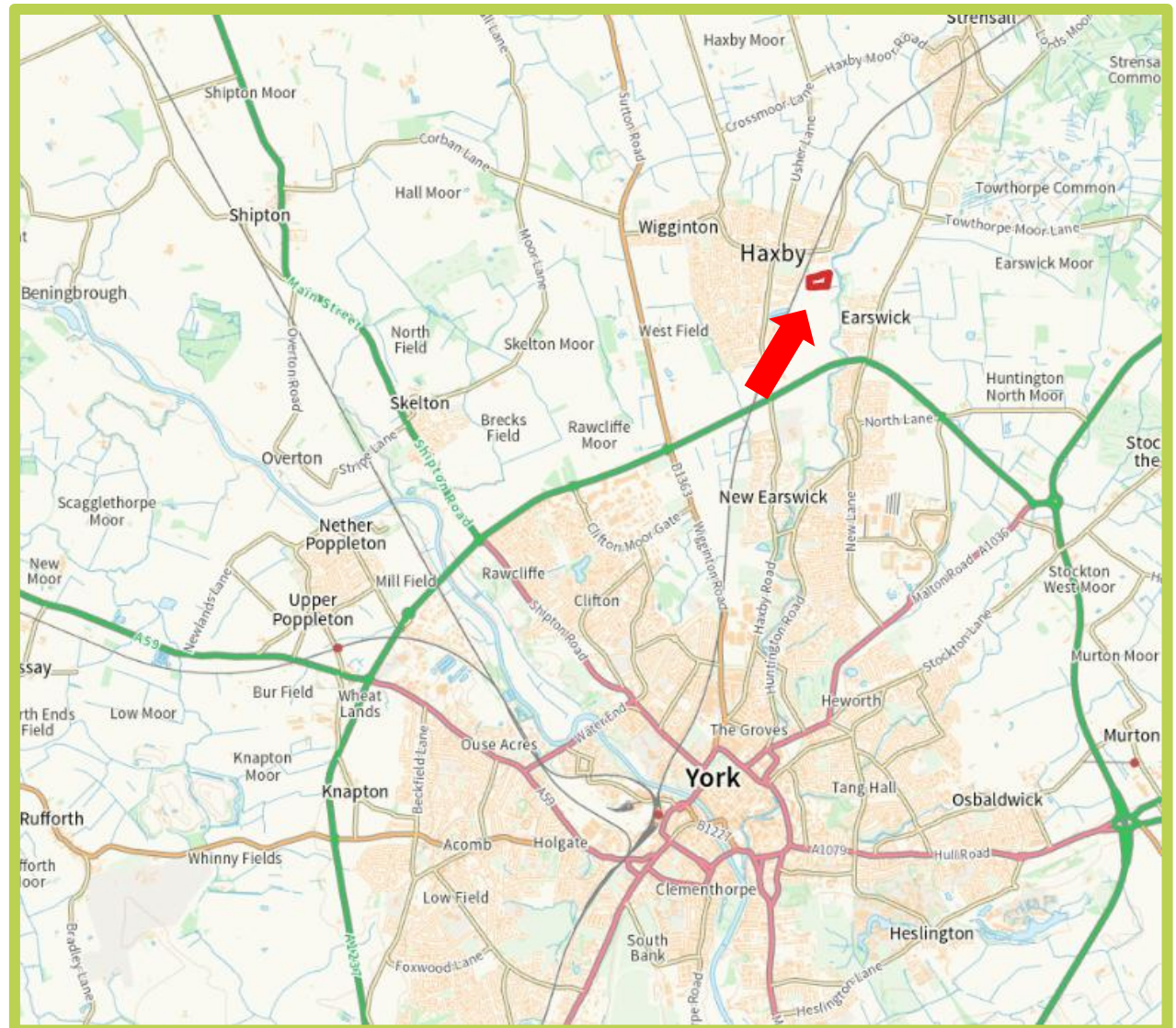
m: 07792 427232

e: [jc@stephenson.co.uk](mailto:jc@stephenson.co.uk)

James Bramley Bsc (Hons)

Tel: 01904 489731

e: [james.bramley@stephenson.co.uk](mailto:james.bramley@stephenson.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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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York Auction Centre, Murton  
York YO19 5GF  
t: 01904 489731  
e: [enquiries@stephenson.co.uk](mailto:enquiries@stephenson.co.uk)  
[stephenson.co.uk](http://stephenson.co.uk)



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