



43.03 Acres of Arable Land at Cross Moor Lane, Haxby, York
AVAILABLE IN 3 LOTS OR AS A WHOLE



An Opportunity to Purchase 43.03 acres of Arable and Grassland

Lot 1: 12.68 acres

Lot 2: 11.35 acres

Lot 3: 19.03 acres

Guide: £10,500 Per Acre

Location

The land lies to the north of Haxby Moor Road and is approximately 5.5 miles from York City Centre. The village of Strensall is approximately 2 miles directly to the east and Haxby 1 mile to the south.

What3Words

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Description

The level land extends to approximately 43.03 acres, all being classified as Grade 3. The land to the south falls within the Foggathorpe 2 soil series being slowly permeable, seasonally waterlogged fine loamy over clayey soils, suitable for cereals and grassland. The land to the north falls within the Blackwood soil series being deep permeable sand and coarse loamy soils, suitable for cereals, potatoes and sugar beet as well as some grassland.

Public Rights of Way

There are no Public Rights of Way over the land.

Services

Lot 3 has a mains water connection.

Entry to the Land

The Purchaser is to be given entry to the Land at completion, once the existing crop is harvested.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are unaware of any wayleaves or easements crossing the land.

Basic Payment Scheme (BPS)

No Basic Payment Entitlements are included in the sale.

Nitrate Vulnerable Zone (NVZ)

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

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 for regular email updates.

Local Authority

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

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.

Agent Contacts

For further information please contact:
Rod Cordingley FRICS FAAV or Lauren James BSc (Hons)
T;01904 489731
E: rlc@stephenson.co.uk E: lauren.james@stephenson.co.uk

Lot 1

Field No.	Description	Area	
		Ac	Ha
3672	Arable/Grassland	12.68	5.13
Total:		12.68	5.13

Lot 1 benefits from access off Usher Lane.

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. Stephensons 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 Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

Lot 2

Field No.	Description	Area	
		Ac	Ha
3859	Arable/Grassland	11.35	4.58
Total:		11.35	4.58

Lot 2 benefits access from off Usher Lane

Lot 3

Field No.	Description	Area	
		Ac	Ha
4137	Arable/Grassland	19.03	7.70
Total:		19.03	7.70

Lot 3 benefits from access off Haxby Moor Road.



