

1.35 Acre (0.55 Hectare) grass paddock at Bilbrough, York











# 1.35 Ac (0.55 Ha) Grass Paddock on the edge of the village of Bilbrough, York

Offers Over £20,000

## Location

The land is located to the west side of Redhill Field Lane just south of the village of Bilbrough. The village is located approximately 2.5 miles south west of Askham Bryan, 3 miles east of Tadcaster and approximately 5 miles west of York.

## **Description**

An excellent opportunity to purchase a single paddock extending in total to approximately 1.35 acres (0.55 hectares) in an edge of village location and is ideal for a variety of purposes. The land is classified as being Grade 2.

The land is identified on the attached plan, shown edged red.

## What3Words///

growth.mulled.mulled

#### **Tenure**

Freehold with vacant possession on completion.

## Access

The land is accessed directly off the public highway known as Redhill Field Lane to the west side of the paddock.

## **Services**

We are not aware of any services to the land.

## **Wayleaves & Easements**

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

## **Rights of Way**

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendor's are not aware of any public rights of way crossing the land.

# Nitrate Vulnerable Zone (NVZ)

The property does lie in a Nitrate Vulnerable Zone.

# Overage

The land is subject to an overage clause for a period of 25 years whereby 50% of the uplift is value is reserved to the Transferor in the event of Planning Permission being granted, commencing February 2008.

# **Local Authority**

North Yorkshire Council, County Hall, Northallerton Tel: 01609 780 780

# Viewing

By permit from the Agents only. Please note that 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 <a href="https://www.stephenson.co.uk">www.stephenson.co.uk</a> for regular updates.



#### Method of Sale

The Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

### Plans and Measurement

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

## **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.

#### **Guide Price**

Offers Over £20,000

# **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.

### **Vendor's Solicitor**

Guest Walker Solicitors, 12A Shambles, York, YO1 7LZ

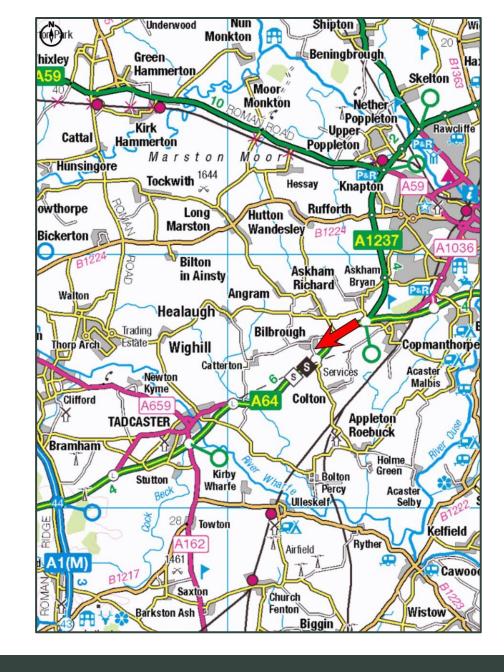
t: 01904 611 181 e: cara.wilson@guestwalker.co.uk

## **Agent Contact**

For further information please contact:

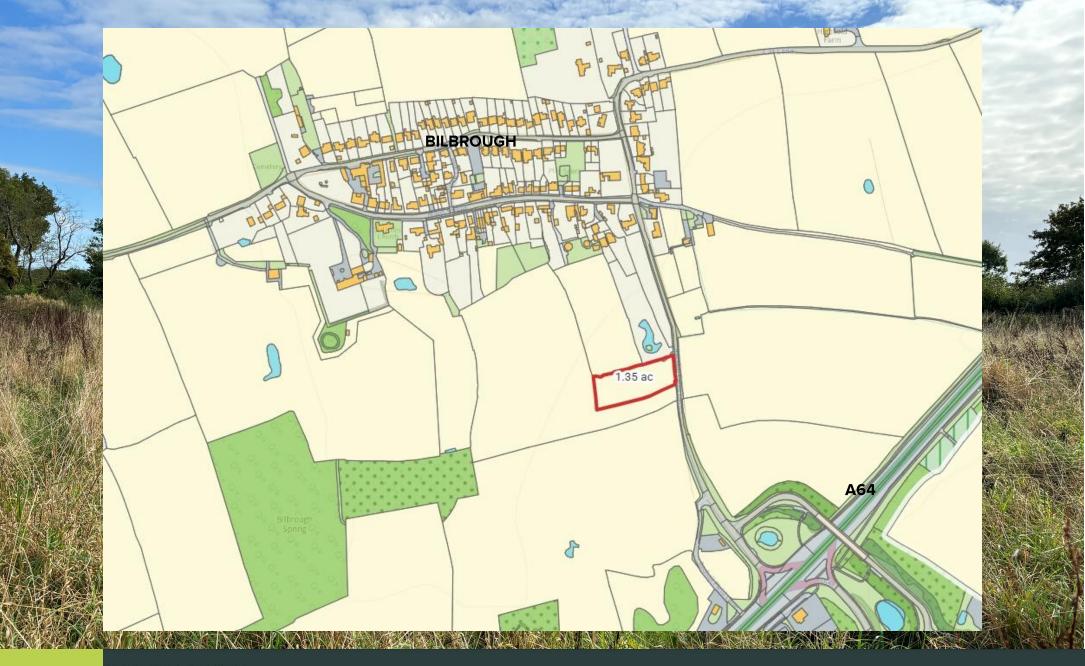
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#### **Consumer Protection from Unfair Trading Regulations 2008**

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 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 quide 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.





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