



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

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Est. 1871



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 in 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 www.stephenson.co.uk for regular updates.



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