



# BoultonCooper

Stephensons

**FOR SALE BY PRIVATE TREATY**

**37.04 Acres (14.99 Ha)**

**Grassland at Flixton, Scarborough**



**Four fields of grassland benefitting from significant Stewardship payment together with woodland on the edge of Flixton 4.5 miles from Scarborough and 4 miles from Filey**

**GUIDE PRICE: £220,000**



**01904 489731**

**[www.stephenson.co.uk](http://www.stephenson.co.uk)**

# Stephenson

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## GENERAL INFORMATION

### SITUATION

The land lies just to the south of Flixton, off the A1039 road between the villages of Flixton and Folkton. The postcode for the land is YO11 3UD,

### DESCRIPTION

The 37.04 acres is split between four grass fields and a block of woodland. The land is steeply sloping to the north and access is possible via a council maintained road along the western boundary.

The land is in the Upton I series which is described as shallow well drained calcareous silty soils over chalk. Mainly on moderately steep sometimes very steep land it is suited to permanent grassland and woodland on scarps.

The land is not fully fenced and the purchaser will be responsible for erecting a fence along the X-Y line marked on the attached plan.

### BASIC PAYMENT SCHEME

The land is registered for the purposes of the Basic Payment Scheme and the sale includes the entitlements. The current payment is worth around £2,650 per annum.

The Vendors will claim the Basic Payment Scheme for 2016, and will retain that payment, and at completion will transfer the entitlements to an eligible purchaser unless other arrangements are made at the time of negotiation.

### ENVIRONMENTAL STEWARDSHIP

The purchaser will not only benefit from the BPS claim but also from the significant Environmental Stewardship Scheme which is worth approximately £4,589 per annum until 2020

Potential purchasers should make themselves aware of the grazing and mowing restrictions affecting the land.

### RIGHTS OF WAY

There are no public footpaths or bridleways that cross or affect the land.

### SERVICES

There are no services to any part of the land.

### SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are in hand and included in the sale.

### TENURE

Freehold with vacant possession on completion.

### GROWING CROP

The Purchaser will take over the grass crop at completion date, and there will be no tenant right charge made to the Purchaser.

### VENDORS SOLICITOR

Pinkney Grunwells  
64 Westborough  
Scarborough  
North Yorkshire

Tel: 01723 352125

### LOCAL AUTHORITY

Scarborough Borough Council  
Customer First Centre  
Town Hall  
Scarborough  
North Yorkshire  
YO11 2HG

Tel: 01723 232323

### VIEWING

By permit from the agents. Please note that if you have downloaded the particulars from our website you must contact our office to register your interest to ensure that you are kept up to date with the progress of the sale.

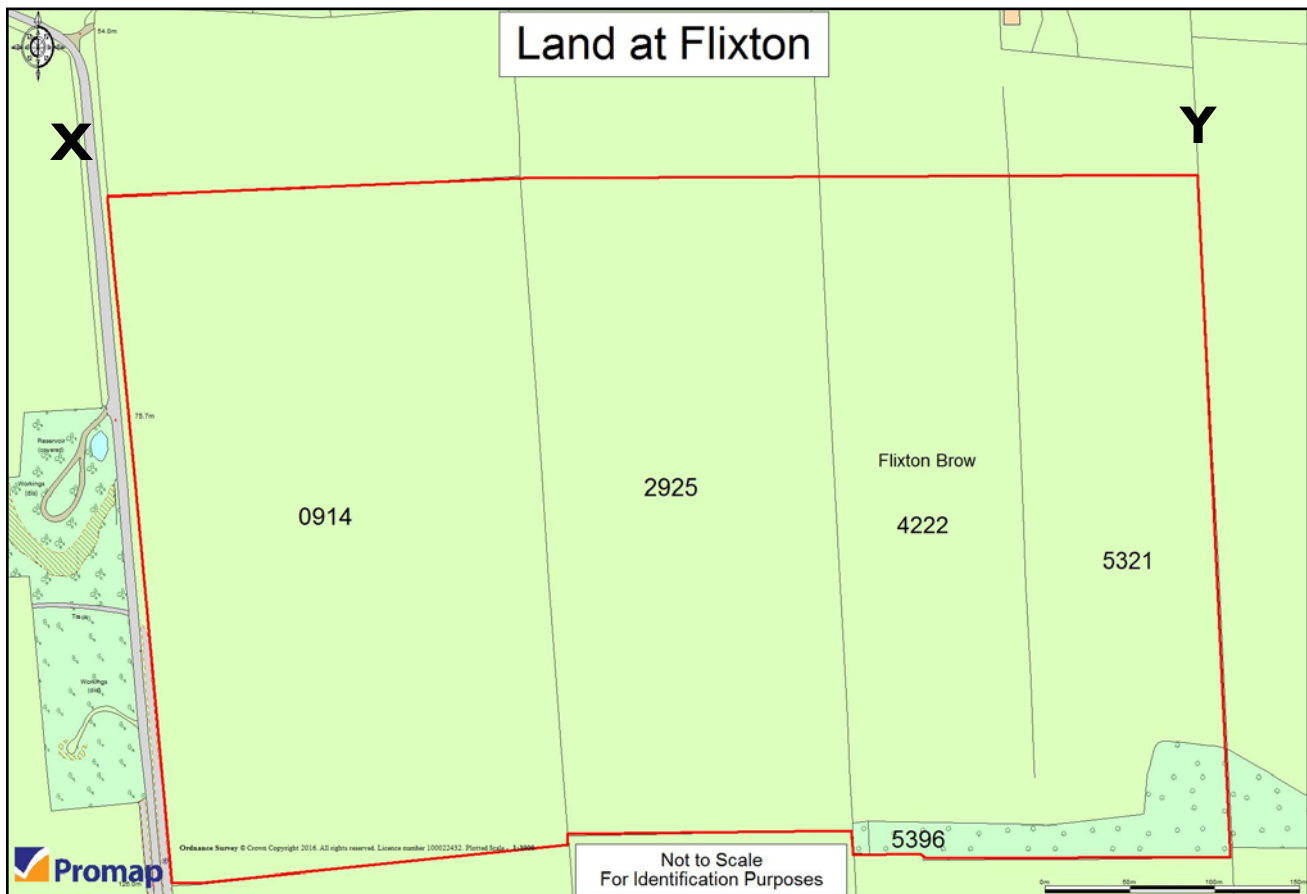
### AGENTS CONTACT

For further information or negotiation please contact:  
Rod Cordingley BSc FRICS FAAV  
Stephenson & Son,  
York Auction Centre  
Murton, York, YO19 5GF  
Tel: 01904 489731 / 07801 685660  
E-mail: rlc@stephenson.co.uk

### SCHEDULE OF LAND

Field Number	Crop	Area (ha)	Area (ac)
0914	Grass	5.66	13.97
2925	Grass	3.89	9.63
4222	Grass	2.42	5.97
5321	Grass	2.34	5.78
5396	Wood-land	0.68	1.68
<b>TOTAL AREA</b>		<b>14.99</b>	<b>37.04</b>





### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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