14.74ac (5.97ha) Of Land at Westgate Carr Road, Pickering

A single parcel of land with roadside frontage located on the edge of Pickering. Suitable for agricultural, equestrian and amenity interests.

- 14.74 acres (5.97 hectares)
- A single parcel of predominantly grassland.
- For Sale by Public Auction
  Wednesday 6th November 2019 (6pm) at
  St Michael’s House, Malton

Guide Price: £80,000 to £90,000

BoultonCooper
14.74ac (5.97ha) Of Land at Westgate Carr Road, Pickering

GENERAL INFORMATION

LOCATION

The field is located on the edge of the market town of Pickering in North Yorkshire. The land is approximately 0.3 miles west of Pickering town centre.

DIRECTIONS

From Pickering town centre take the A170 towards Middleton and continue for approximately 0.5 miles and take Westgate Carr Road on the left hand side. Continue down the road for 1.0 miles and the land is on the right hand side.

The nearest postcode is YO18 8LX.

DESCRIPTION

A singular parcel of land extending to 14.74 acres (5.97 ha). The field is predominantly laid to grass with a hard-core surface area. The soils are described as being slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils. The land is classified as Grade 3 and 4 on the Agricultural Land Classification.

The land comprises a level productive parcel of grassland and a hard-core surface area which has previously been used for grazing and amenity purposes. The land is enclosed by a network of mature and maintained hedgerows.

SERVICES

We are not aware of any services connected to the land, however we believe that both electricity and water are available within the immediate vicinity.

TENURE

Freehold.

WAYLEAVES AND EASEMENTS

The property is sold including all wayleaves and easements, whether mentioned in these sale particulars or not.

RIGHTS OF WAY

As far as we are aware there are no public rights over the land.

RESERVED RIGHTS

According to the official copy of Registered Title, a fishery right is reserved to access at all times on foot only to Costa Beck and Oxfold Beck.

A right is reserved to trim such trees and bushes and shrubs along the banks of the Costa Beck and Oxfold Beck.

ENVIRONMENTAL STEWARDSHIP SCHEME
GUIDE PRICE:

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneers cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

ADMINISTRATION CHARGE:

Purchasers will be required to pay by cheque, an administration charge of £594.00 (€495.00 + VAT) in addition to the deposit, unless otherwise stated in the particulars of sale. A VAT receipt will be issued after the auction.

DISBURSEMENTS:

When you buy a property, you will be approached by a member of Boulton Cooper staff and asked to go to the cashier's desk to sign the Memorandum of Sale. You will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000 and for two forms of identification, one photographic, such as a passport or driving license and one showing your address such as a recent utility bill. Deposits can only be paid by bankers draft, building society cheque or personal cheque. Cash or card payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.

AUCTION LEGAL PACK:

The legal pack is being prepared by the vendor's solicitor. Please register your details with the auctioneers and the legal pack will be provided digitally, upon request.

The land is not included within an Environmental Stewardship scheme.

NITRATE VULNERABLE ZONE

The land is not within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are in hand and so far owned.

LOCAL AUTHORITY

Ryedale District Council
Ryedale House
Old Malton Road
Malton
YO17 7HH

Tel: 01653 600666

VAT

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser is additional to the purchase price.

Eversheds Sutherland
Eversheds House
70 Great Bridgewater Street
Manchester
M1 5ES

Tel: 020 7497 9797

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.

METHOD OF SALE:

By Public Auction on Wednesday 6th November at 6pm at St Michael's House, Malton.

AGENT CONTACTS:

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Photographs taken October 2019.
14.74 ac (5.97ha) Off Westgate Carr Road, Pickering

VIEWING
By permit from the Agents only.

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MONEY LAUNDERING REGULATIONS
The agent must comply with anti-money laundering legislation. 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.

LOCAL AUTHORITY
Ryedale District Council, Ryedale House, Old Malton Road, Malton, YO17 7HH. Tel: 01653 600666

St. Michael’s House, Malton
North Yorkshire YO17 7LR

t: 01653 692151
e: reception@boultoncooper.co.uk

boultoncooper.co.uk