

LAND AT HAYTON

Town Street, Hayton



Promap
LANDMARK INFORMATION

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RM
English

Offers in excess of £200,000

Strategically located amenity land in a village location

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Associated offices at Market Weighton and York

LOCATION & ACCESS

The land is located within the village of Hayton down a private track off Town Street. Hayton itself is a pretty village situated between the market towns of Pocklington and Market Weighton. It is ideally placed for easy commuting distance to major road networks and the M62 motorway, as well as lying at the foot of the Wolds. There is a church, a petrol station, convenience store with Post Office, Chinese restaurant and public house. More facilities can be found approximately 2 miles away in Pocklington. A regular bus service York to Hull runs through the village.

DESCRIPTION

0.64 acres versatile amenity land in a central village location.

The land is presently down to Grass.

TENURE

Freehold, with vacant possession given on completion.

BOUNDARIES

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

SERVICES

There are no mains services to the site.

DRAINAGE

No plans are available.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting, mineral and timber rights are included, insofar as they are owned.

BASIC PAYMENT SCHEME

The land is not registered for Basic Payment.

ENVIRONMENTAL SCHEMES

The land has not been included in an environmental scheme.

VIEWING ARRANGEMENTS

The land can be viewed at any time during daylight hours with a set of these particulars in hand and whilst respecting the privacy of the surrounding properties. All viewing is undertaken at prospective purchasers own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

CONTAMINATED LAND

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

METHOD OF SALE

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.