

6.17 acres Land adjoining Intakefield Road, Bubwith



Promap
LANDMARK INFORMATION

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6.17 acres grassland on the edge of the village of Bubwith

GUIDE PRICE £95,000

LOCATION

The land is located on the edge of the village of Bubwith, approximately 6 miles north of Howden and 8 miles north east of Selby. Situated on the north west side of Intakefield Road to the north of the village.

ACCESS

Access to the land is taken directly from Intake Lane, Bubwith, a council maintained road.

DESCRIPTION

A single field in permanent grassland comprising approximately 6.17 acres (2.5 hectares).

The land is Grade 2 on the Agricultural Land Classification of England and Wales and the soil is described as Kexby Series, a loamy fine sand.

There is a 3 bay timber Straw Barn with asbestos cement roof together with a part corrugated steel clad rear lean to (13.7m x 9.52m).

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.

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 schemes.

VIEWING ARRANGEMENTS

The land can be viewed at any time with a copy of these particulars in hand. 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.