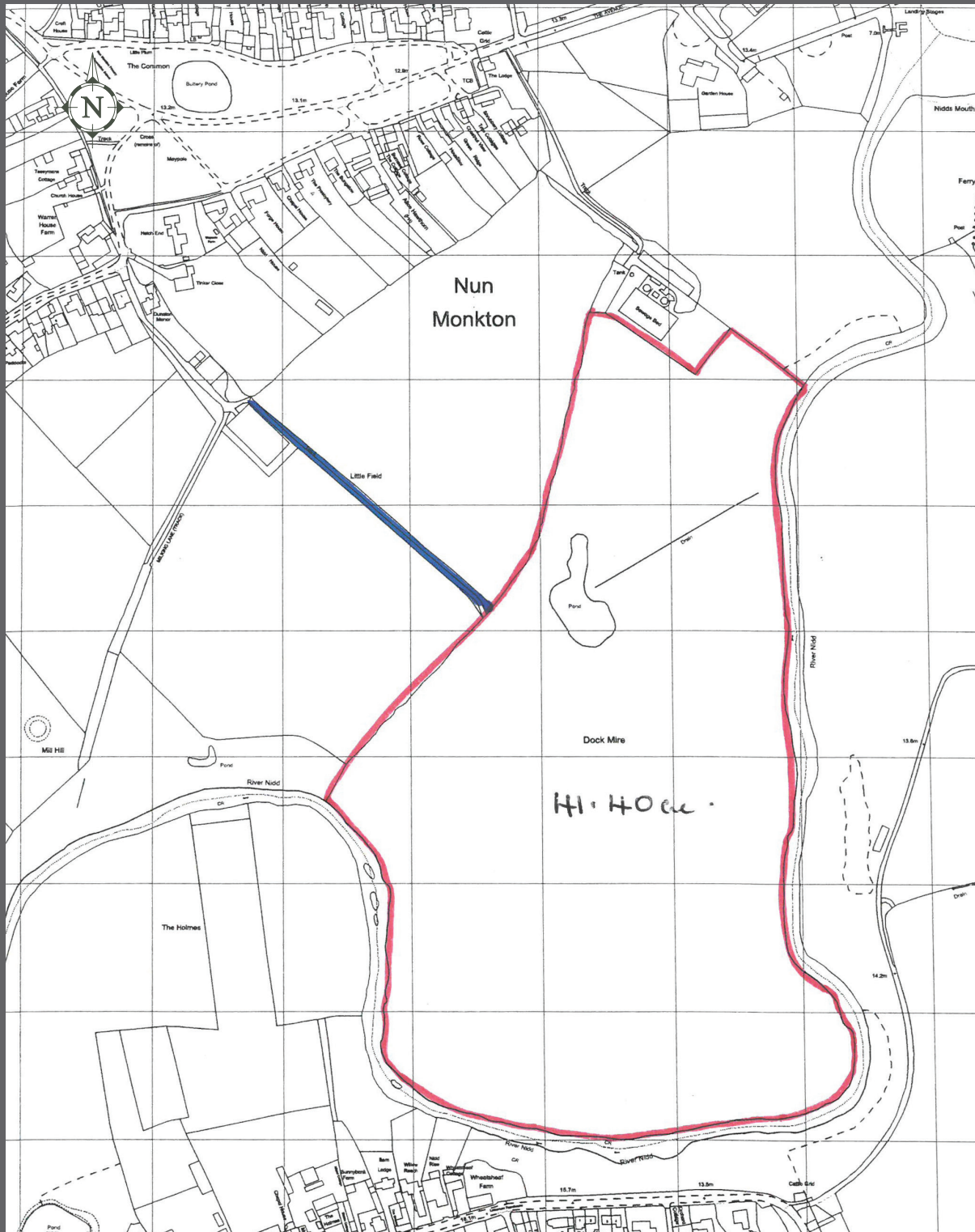


Nun Monkton

York, YO26 8EW



For Sale by Private Treaty | Guide Price £140,000

41.40 Acres of Grassland

41.40 Acres of Grassland

Nun Monkton, York, YO26 8EW

For Sale by Private Treaty | Guide Price £140,000

Situation and Description

The land comprises a single parcel of permanent pasture that lies to the south of the village of Nun Monkton. The land is bounded by the River Nidd to the South and East and is shown edged red on the plan.

The land is accessed via Milking Lane, as shown marked blue on the plan. The land is a fine loam over clay and can be seasonally waterlogged. It is shown on the Defra Land Classification Map as Grade 3.

Rural Payments

There are no subsidy payments included with the sale of the land.

Sporting and Mineral Rights

The fishing rights are not included in the sale. Other sporting rights and mineral rights, in so far as they owned, are included in the sale.

Wayleaves, Easements and Rights Of Way

The land is sold subject to any existing wayleaves, easements or rights of way whether referred to in these particulars or not.

Tenure

The land is freehold and Vacant Possession will be given upon completion.

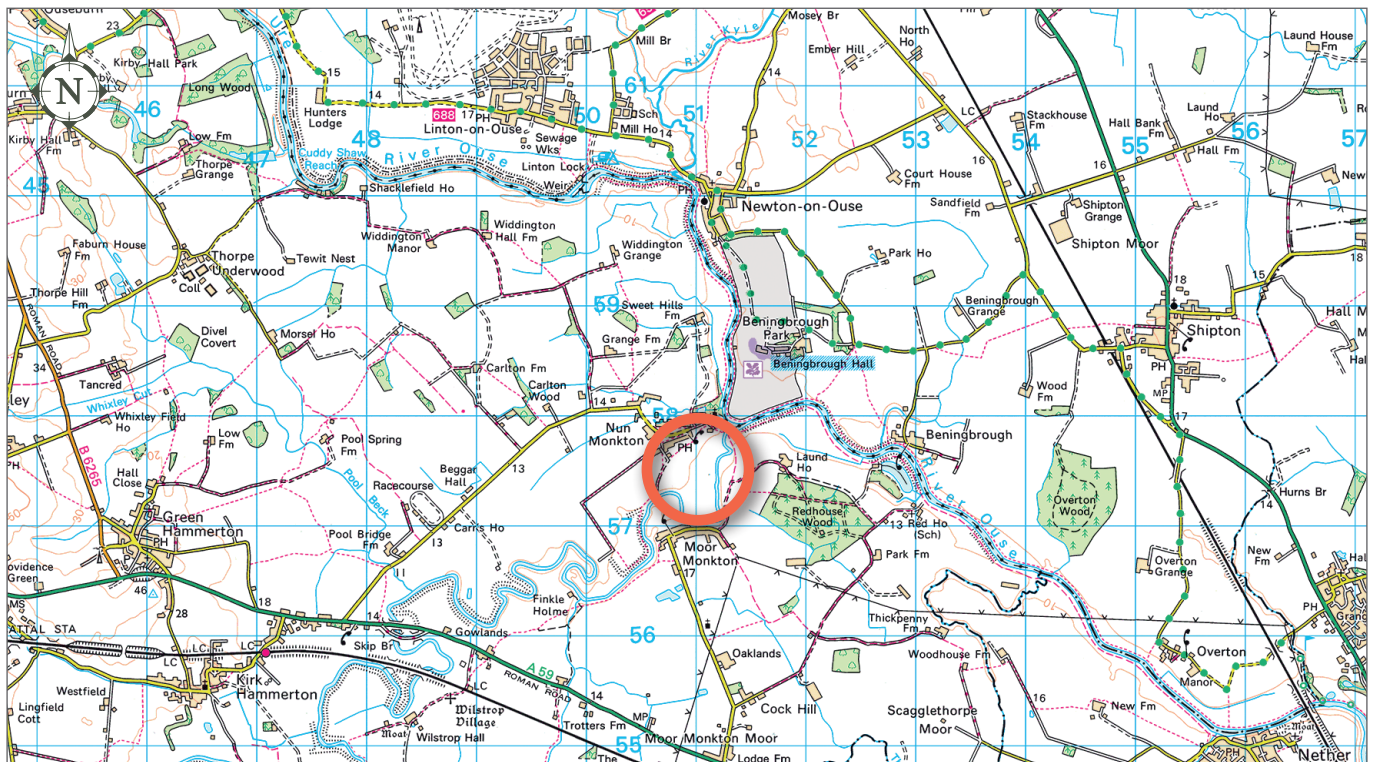
Viewing

The land can be viewed during daylight hours with a copy of these details to hand.

Agent

The sale will be handled by Richard Waring of Thomlinsons, 24 High Street, Wetherby.

richard@thomlinsons.co.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

24 High Street | Wetherby | West Yorkshire | LS22 6LT
richard@thomlinsons.co.uk

