



Sandwithe Bishopdyke Road

Cawood, YO8 3UB

Offers In The Region Of £475,000



A detached bungalow sitting on a plot of c4 acres in total with a mixture of chicken sheds, stables and land. This property has an Agricultural Tie attached.



What is an Agricultural Tie?

More commonly known as an 'AG TAG '...

An Agricultural Occupancy Condition (AOC), or agricultural tie, is a condition of planning, set by the local planning authority. They enable local authorities to set aside their resistance to new home developments in the countryside and grant planning permission, where there is a genuine agricultural business need.

The key condition of an 'ag tag' is that the owners of the property are either agricultural employees (and their dependants), or their widow or widower.

In simple terms, an occupancy condition is an instrument of planning that is designed to restrict who can reside in certain dwellings in the countryside. Traditionally, it restricted the lawful occupancy of a dwelling to someone formally employed in agriculture, grazing of animals, working with animals on site for food or fur, growing or harvesting seeds (market gardener) or forestry.

Further Property Info

Sat well back from Bishopdyke Road; Cawood, is this 3 bedroom detached bungalow.

Heating: Oil

Services: Septic tank, water, electricity and oil heating.

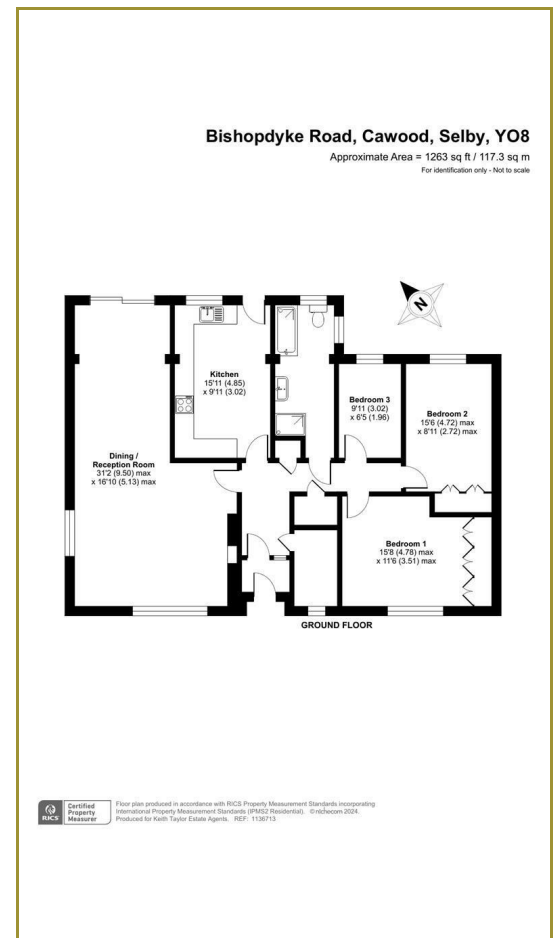
Tenure Freehold - with an Agricultural Tie attached

Council Tax: Band D - North Yorkshire County Council

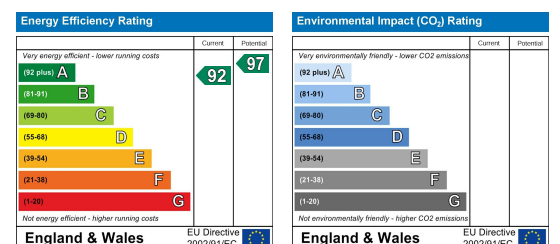
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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