



**22.24 acres (9.00 hectares) of Land at Knapton, York**

**Stephensons**Rural

**SR**  
Est. 1871





## 22.24 acres of strategically located Grade 2 agricultural land on the edge of the village of Knapton, York

**Offers over:  
£330,000**

### **Location**

The land is located to the south of the village of Knapton on the outskirts of the city of York. The land lies inside the A1237 (York Ring Road) and lies adjacent to the Wetherby Road Roundabout.

### **What3Words**

///mutual.certified.slams

### **Description**

The land comprises of 22.24 acres of Grade 2 agricultural Land with access from the southern boundary off Wetherby Road as well as 2 accesses on the northern boundary off Lowfield Lane. The land is currently drilled with a grass ley but has grown combinable crops prior to this.

### **Access**

The land benefits from a good access south of the Land, off Wetherby Road, and North of the Land accessible off Lowfield Lane.

### **Entry to the Land**

The Purchaser is to be given entry to the Land on completion.

### **Services**

We are not aware of any services to the land.

### **Tenure**

Freehold with vacant possession on completion.

### **Wayleaves and Easements**

There are overhead electricity wires that cross the northern corner of the land. We are unaware of any other wayleaves or easements crossing the land.

### **Public Rights of Way**

There are no public rights of way affecting the land.

### **Nitrate Vulnerable Zone (NVZ)**

We have checked the Environment Agency NVZ map which confirms the land does lie within an NVZ.

### **Sporting and Mineral Rights:**

Sporting and mineral rights are included with the sale so far as they are owned.

### **Overage**

The sale is subject to an overage clause for a period of 30 years whereby 50% of the uplift in value is reserved to the vendors in the event of Planning Permission being granted for any use other than agriculture or equestrian grazing.

### **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. Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates.

### **Local Authority**

City of York Council, Station Rise, York, YO1 6GA.

**VAT**

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

**Method of Sale**

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

**Anti-Money Laundering Regulation**

The Agent must comply with Anti Money Laundering regulations. 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.

**Vendor’s Solicitor**

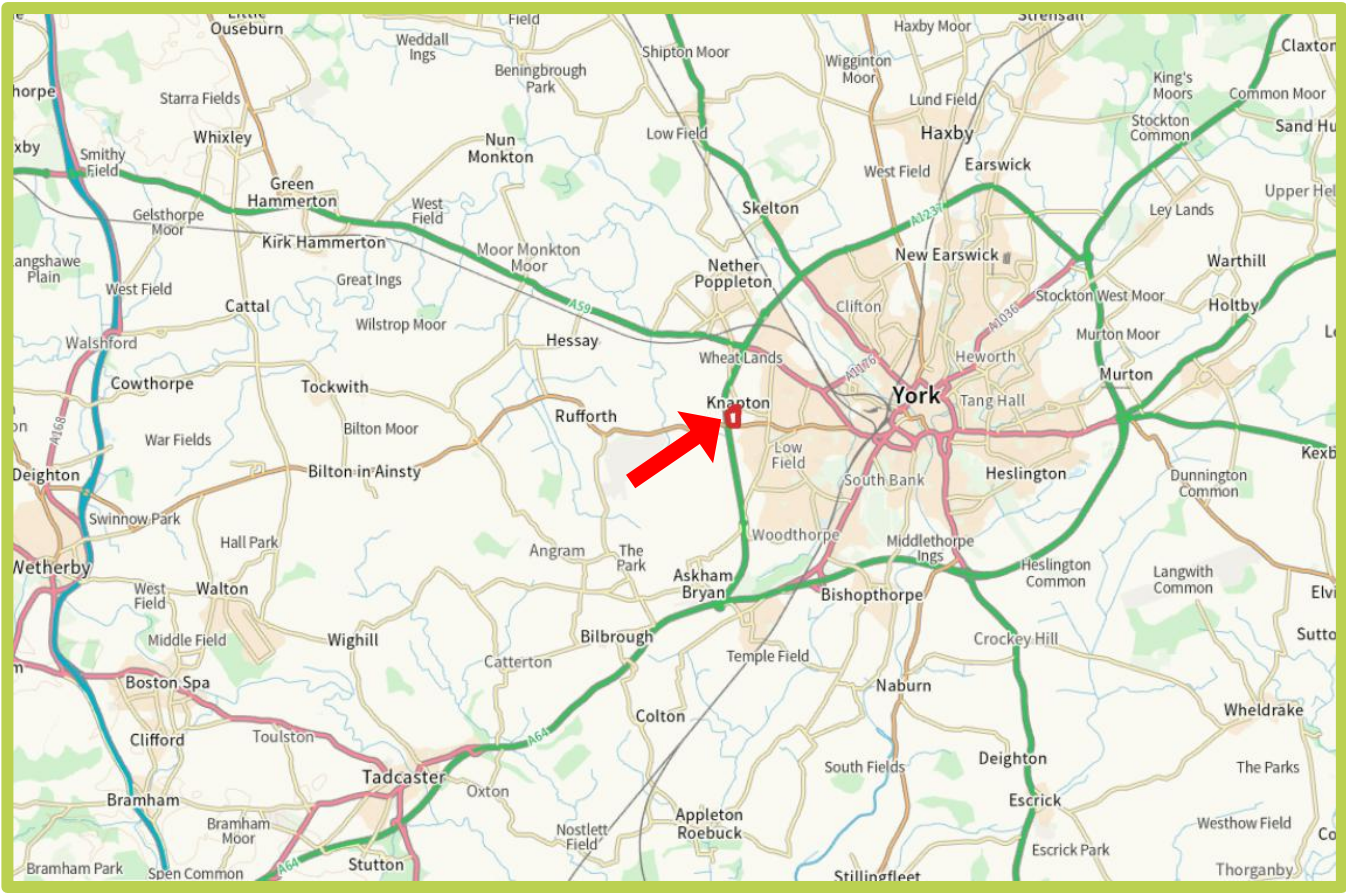
Katie Daniel of Harrowells Solicitors, Moorgate House, Clifton Moor Gate, York, YO30 4WY  
T: 01904 690111  
E: [katie.daniel@harrowells.co.uk](mailto:katie.daniel@harrowells.co.uk)

**Agent Contacts**

For further information please contact:

Johnny Cordingley MRICS FAAV  
T:01904 489731  
E: [jc@stephenson.co.uk](mailto:jc@stephenson.co.uk)

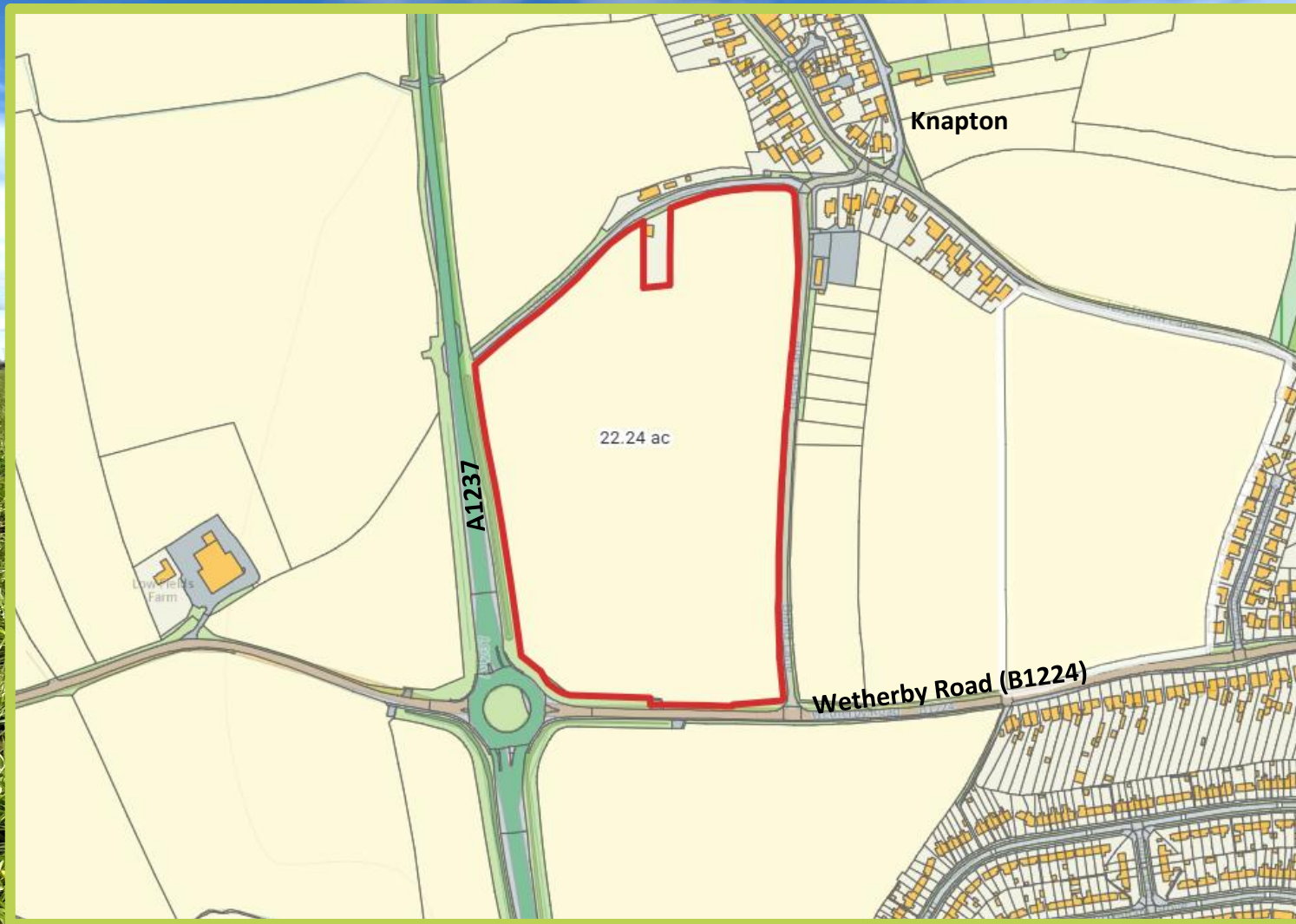
James Bramley BSc (Hons)  
T:01904 489731  
E: [james.bramley@stephenson.co.uk](mailto:james.bramley@stephenson.co.uk)



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York Auction Centre, Murton  
York YO19 5GF  
t: 01904 489731  
e: [enquiries@stephenson.co.uk](mailto:enquiries@stephenson.co.uk)  
[stephenson.co.uk](http://stephenson.co.uk)



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