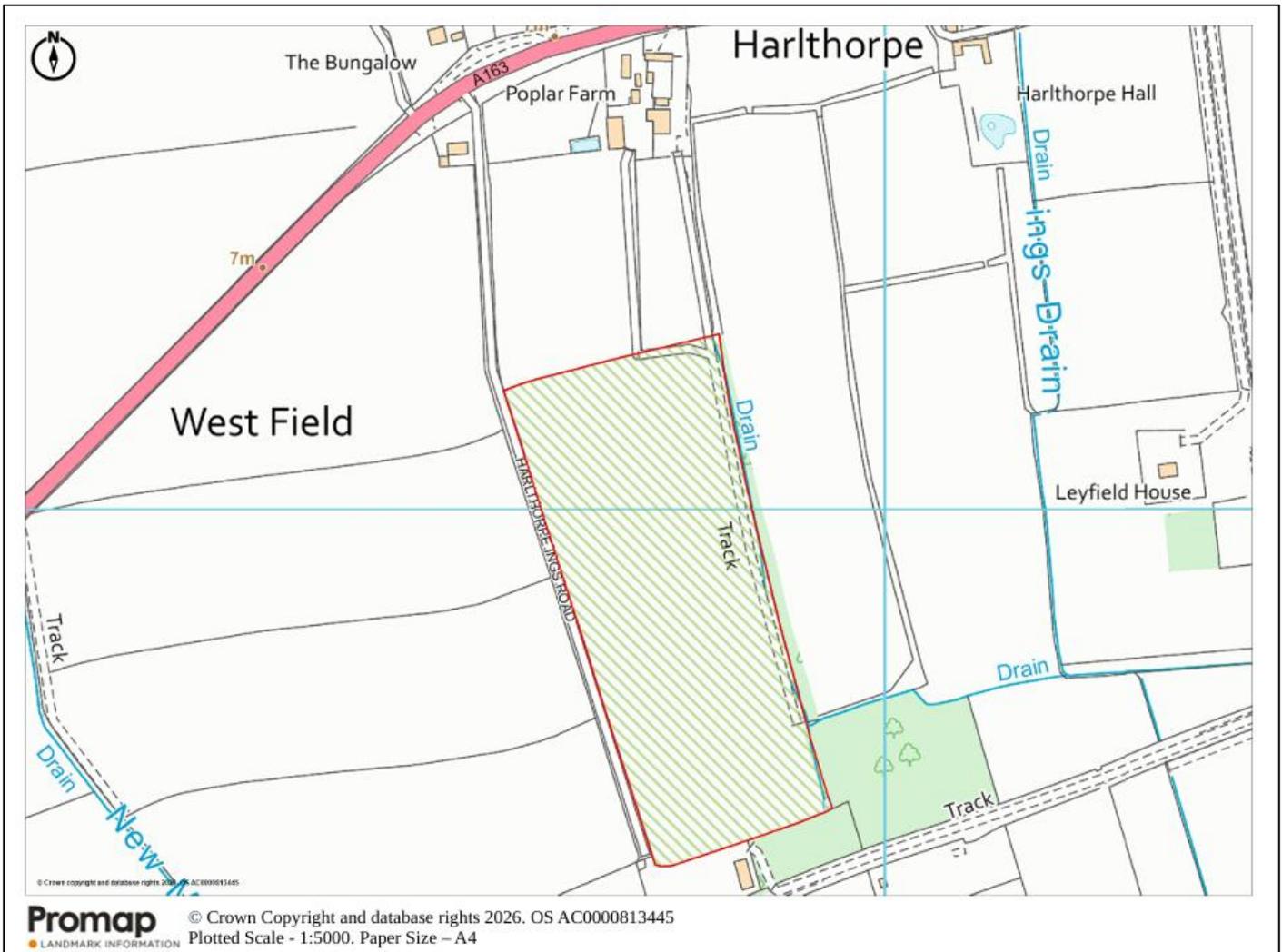


LAND AT HARLTHORPE



GUIDE PRICE £ 100,000

14.59 acres permanent pasture in a ring fence.

LOCATION

The land is located on the southern edge of the hamlet of Harlthorpe which is within the civil parish of Faoggathorpe. It is situated approximately 8 miles (13 km) north-east of Selby town centre and 6 miles (9.7 km) north of Howden town centre.

ACCESS

Access to the land is taken directly from Harlthorpe Ings Road.

DESCRIPTION

14.59 acres permanent Pasture in a ring fence.

The land has been used for the grazing of sheep.

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 land.

DRAINAGE

No plans are available.

SPORTING, MINERAL AND TIMBER RIGHTS

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

ENVIRONMENTAL SCHEMES

The land has not been included in an environmental schemes.

VIEWING ARRANGEMENTS

The land can be viewed at any time during daylight hours 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.