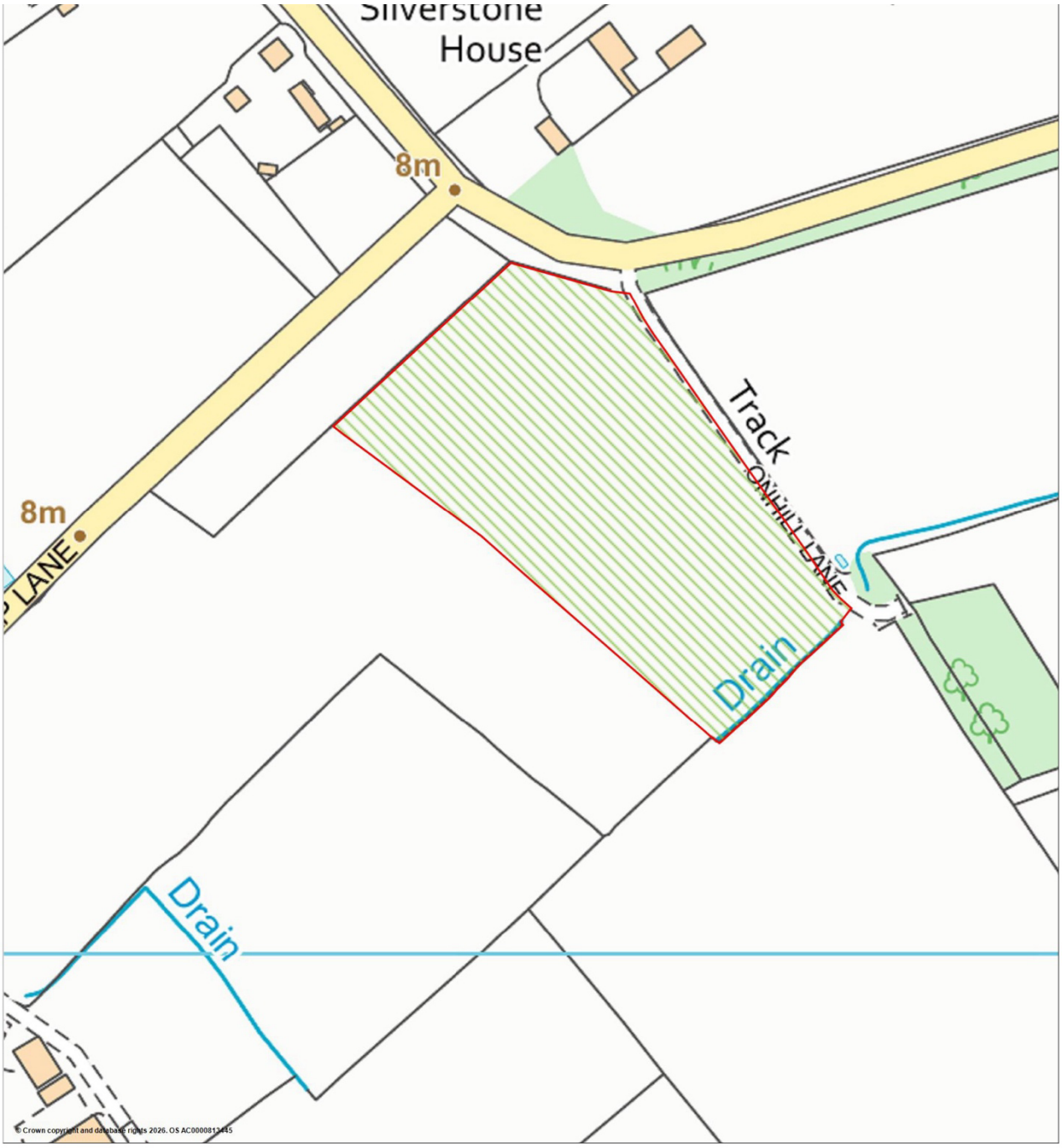
RM English

5.38 acres Land at East Cottingwith



Promap
LANDMARK INFORMATION

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RM English

GUIDE PRICE £84,000

An attractive opportunity to acquire 5.38 acres (2.18 hectares) of grassland in a desirable village-edge location.

2 Railway Street, Pocklington, York YO42 2QZ
Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk
Associated offices at Market Weighton and York

LOCATION
The land is situated on the outskirts of the attractive village of East Cottingwith, a popular rural village within the East Riding of Yorkshire, approximately 10 miles east of the historic city of York.

East Cottingwith enjoys a peaceful countryside setting, surrounded by the attractive open landscape of the Yorkshire countryside, whilst remaining conveniently located for access to the nearby villages and market towns of Pocklington, Market Weighton and the wider York area.

The village is well placed for access to the A1079, providing convenient road links to York, Hull and the surrounding areas. The nearby city of York offers an extensive range of shopping, leisure, educational and professional facilities.

ACCESS
Access is taken via a private gate off Onhill lane which is a track taken from the council maintained Langrickgate Lane.

DESCRIPTION
An excellent opportunity to purchase approximately 5.38 acres (2.18 hectares) of grassland**,** pleasantly situated on the edge of the popular village of East Cottingwith, near York.

The land comprises a useful parcel of established grassland, offering potential for a variety of agricultural, equestrian, recreational or amenity uses, subject to any necessary consents.

Enjoying a convenient yet rural position, the land benefits from its location on the edge of the village, combining attractive countryside surroundings with easy access to local amenities and the wider York area.

The land has been fully fenced during 2026, with the benefit of a 30-year warranty on the fencing, providing purchasers with the reassurance of a recently completed boundary improvement.

The property may appeal to equestrian purchasers, neighbouring landowners or those seeking to acquire a parcel of land for lifestyle or investment purposes.

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
No Mains services.

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 during daylight hours with a copy of these particulars in hand. Any viewing is undertaken at the potential 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.



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