



1.86 acre Grass Paddock and Buildings at Bad Bargain Lane, Heworth, York

StephensonsRural

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Grass Paddock with Buildings extending to 1.86 Ac (0.72 Ha) at Bad Bargain Lane, Heworth, York, YO31 0PQ

**Offers Over:
£85,000**

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Location

The land is located on Bad Bargain Lane, adjoining the eastern edge of Heworth on the outskirts of York. Access is directly off Bad Bargain Lane. The paddock lies approximately 1.5 miles east of York city centre and 1.5 miles north-west of the Grimston Bar junction, offering excellent access routes via the A64, Hull Road and Stamford Bridge Road.

Description

The land extends to 1.86 acres (0.72 ha) and is currently down to grass. The boundaries comprise hedgerows to the east and part of the south, with a fenced boundary adjoining residential properties to the west. The entrance to the land includes an area of hard standing with large secure fencing and gates.

The buildings comprise a single-storey block-built building and a Nissen hut, both of which are currently not in use. The land is classified as Grade 3 on the Agricultural Land Classification, with soils of a deep, heavy to medium clay to clayey loam.

Tenure

Freehold with vacant possession on completion.

Services

We are unaware of any services attached to the land.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There are is an electric line crossing the land.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

What3Words///

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Nitrate Vulnerable Zone (NVZ)

The property does fall in a Nitrate Vulnerable Zone which limits the quantity and time of year fertiliser can be added to the land.

Sporting and Mineral Rights

The Sporting Rights and Mineral Rights are included in the sale so far as they are owned.

Option Agreement

There is currently an Option Agreement in place with Taylor Wimpey. Taylor Wimpey have confirmed that they wish to terminate the Option Agreement and this is being implemented currently.

Overage

The sale is subject to an overage clause for a period of 25 years whereby 30% of the uplift in value is reserved to the vendor in the event of Planning Permission being granted for any use other than agricultural, equestrian and horticultural.

Viewing

By appointment from the Agents only. Please note that 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 for regular updates.

Plans and Measurement

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Local Authority

City of York Council, West Offices, Station Rise, York, YO1 6GA.
T: 01904 551550

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

Guide Price

Offers Over

£85,000

Anti-Money Laundering Regulations

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

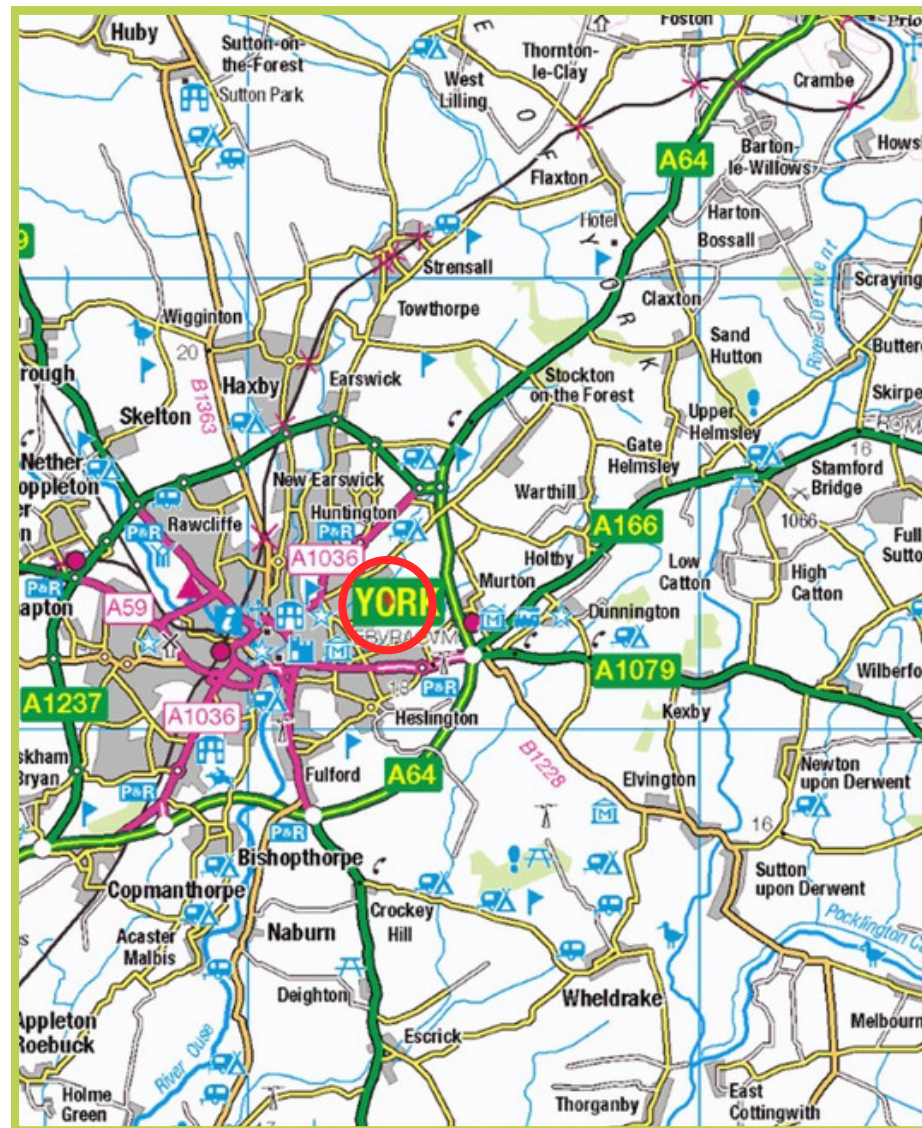
Ware & Kay
Sentinel House, Peasholme Green, York YO1 7PP

Agent Contact

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Important Notice

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out general guide only and do not constitute any part of the contract (i i) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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