



1.74 Acre (0.70 Hectare) paddock and stables at Earswick, York

StephensonsRural

SR
Est. 1871



**1.74 Ac (0.70 Ha)
Paddock and
Stables on the
edge of the
village of
Earswick, York
Offers over
£185,000**

Location

The land is located off Strensall Road to the south of the village of Earswick, immediately north of the Northern Bypass roundabout. The village is located approximately 4 miles north of York City Centre, 2 miles northeast of Huntington, 14 miles southeast of Easingwold.

Description

The land comprises one field, extending in total to approximately 1.74 acres (0.70 hectares) with three timber frame stables. The land has recently been used as an off grid glamping site with an annual permitted use licence allowing up to 5 pods and 5 tents. To continue as a campsite, new landowners are required to apply for their own licence.

What3Words///

To the roadside - ///poets.grounded.poetry
To the land entrance - ///magnitude.translate.insurers

Tenure

Freehold with vacant possession on completion.

Access

The land is accessed via a private drive off Strensall Road which is owned.

Services

The Property benefits from a mains water supply.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. We are not aware of any wayleaves or easements.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendors are not aware of any public rights of way crossing the land. The land is accessed by a private drive off Strensall Road. The owner of the neighbouring paddock benefits from a Right of Access over a part of the drive.

Overage

The sale is subject to an existing overage clause for a period of 20 years with 13 years remaining whereby the previous owner reserves a right to receive 50% of the uplift in value if planning consent is obtained for a non-agricultural or non-equestrian use.

Outgoings

There is an annual payment due to the Foss Internal Drainage Board.

SINC Designation

The paddock has a designation as a Site of Importance for Nature Conservation (SINC) which is intended to protect the flora and fauna and has restrictions on development.

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.

Local Authority

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

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.

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.
The Bell Tents, Lodges, Machinery and Implements are available by separate negotiation.

Offers over
£185,000

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.

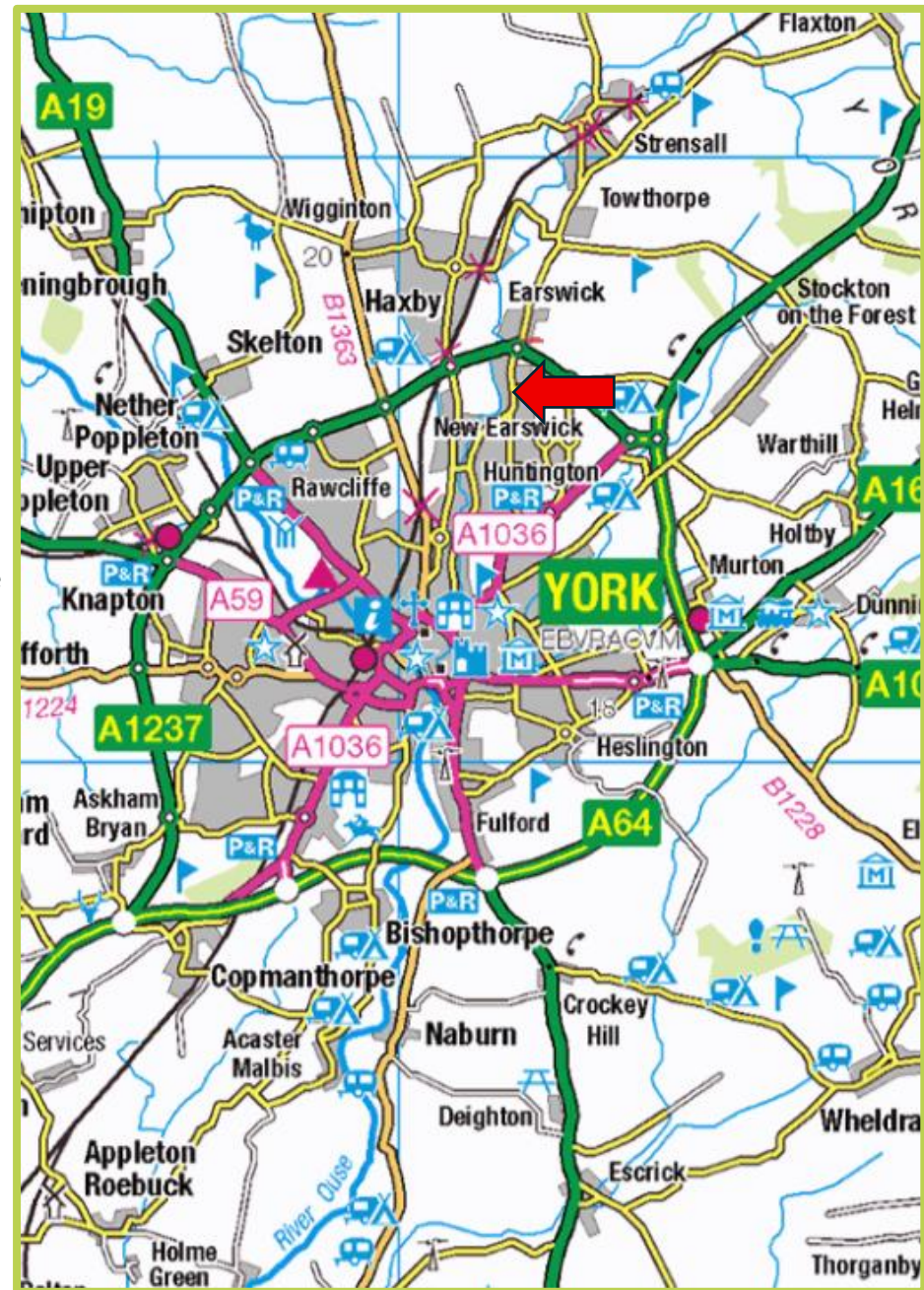
Vendor's Solicitor

Harrowells, Moorgate House, Clifton Moorgate, York, YO30 4WY
T: 01904 690 111

Agent Contact

For further information please 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. Stephenson's 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 as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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