



3.87 Acre (1.57 Hectare) grass paddock off Sand Lane, Barmby Moor, York

StephensonsRural

SR
Est. 1871



3.87 Ac (1.57 Ha) Grass Paddock off Sand Lane, Barmby Moor, York

Offers Over £65,000



Location

The land is located off Sand Lane and Feoffee Common Lane, approximately 1.5 miles to the north west of the village of Barmby Moor, 2 miles east of Wilberfoss, 4 miles west of Pocklington, 10 miles east of York.

Description

The land comprises a single grass paddock, extending in total to approximately 3.87 acres (1.57 hectares) and benefits from road frontage onto both Sand Lane and Feoffee Common Lane. Land in the area falls within the Grade 3 classification and the soils are predominantly fine loamy over clayey soils within the Foggathorpe 2 series.

The paddock provides an attractive area within a rural setting ideal for a range of uses from equestrian, livestock grazing or amenity.

What3Words///

///conclude.causes.deferring

Tenure

Freehold with vacant possession on completion.

Access

The land is accessed directly from the public highway known as Sand Lane / Feoffee Common Lane.

Services

The land benefits from a water supply.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There are two telegraph poles in the field boundary.

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.

Environmental Land Management Scheme

We understand the land is not within any environmental scheme.

Nitrate Vulnerable Zone (NVZ)

The property does not lie in a Nitrate Vulnerable Zone.

Overage

The land is sold without overage.

Sporting and Mineral Rights

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

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

East Riding of Yorkshire Council, County Hall, Beverley, HU17 9BA
Tel: 01482 393939

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.

Guide Price

£65,000

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

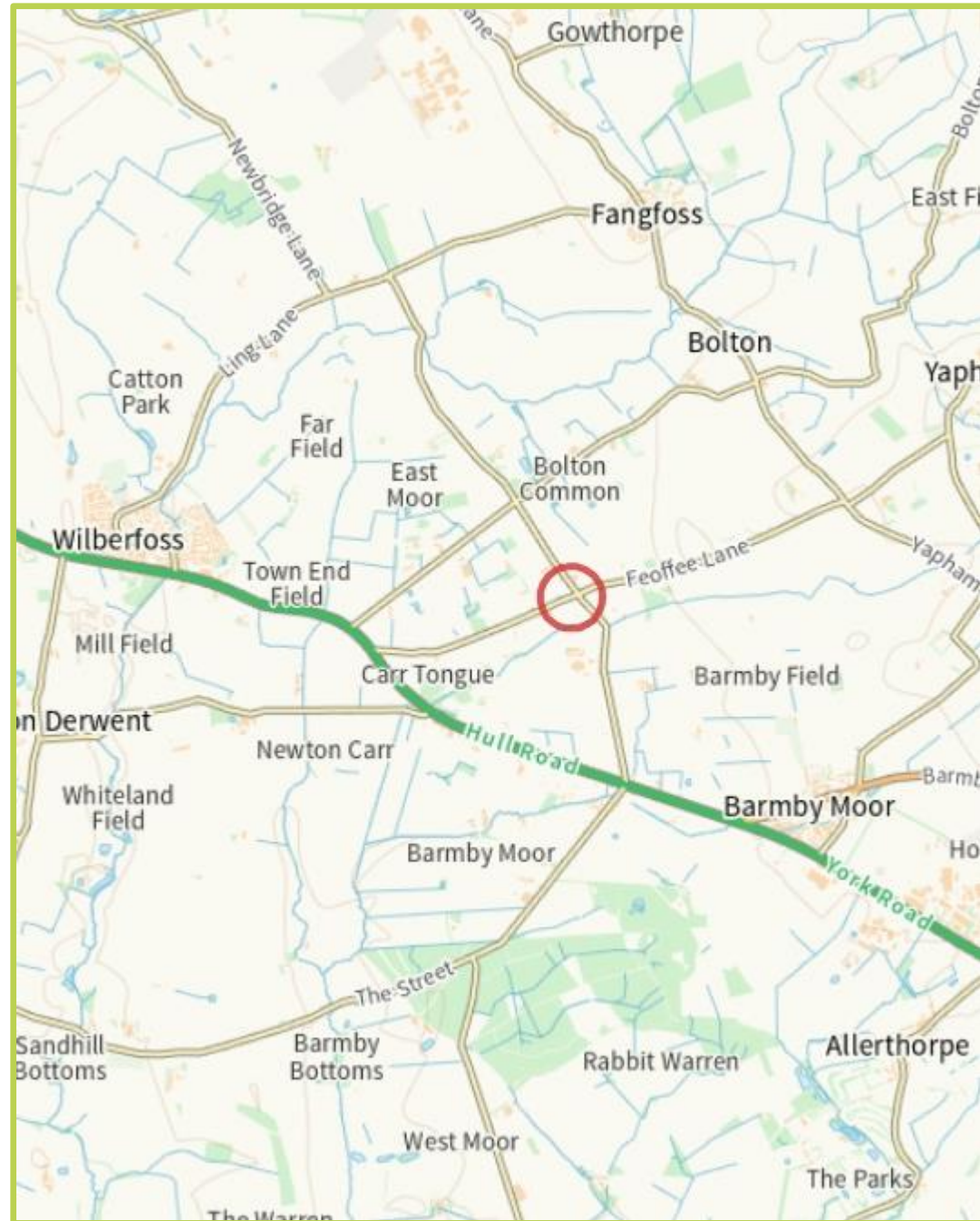
TBC

Agent Contact

For further information please contact:

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50 m
 Scale 1:2500 (at A4)

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 as a general guide only and do not constitute any part of the contract (ii) 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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