



1.70 acres of Land at Cliffe, Selby

StephensonsRural

SR  
Est. 1871



## 1.70 acres of Agricultural Land, on the edge of the village of Cliffe, YO8 6NH

## Great potential for equestrian and amenity use

Offers over:  
**£50,000**

### Location

The land is located to the southeast of the village of Cliffe and is accessed off Hull Road. The land is less than 2.5 miles off the A19, offering great access routes to both York and Selby.

### Description

The land extends to approximately 1.70 acres (0.69 hectares) and is currently part of a larger arable field. The land has good access and road frontage to Hull Road. The boundary of the land is marked out on site by wooden pegs. The land provides the potential for a range of uses including agricultural, amenity or equestrian purposes subject to the appropriate consents.

The land comprises Grade 1 agricultural land and forms part of the Newport 1 Soil Association, suitable for growing cereals and root crops. The soils comprise sandy and loamy soils, and the land is generally well drained.

### Access

The land is accessed off Hull Road (A63) along the northern boundary of the field.

### Services

Mains water and electricity are not connected to the land but are believed to be available for connection in the area.

### Entry to the Land

The Purchaser is to be given entry to the Land once the current crops are harvested.

### Tenure

Freehold with vacant possession on completion.

### Fencing

The purchaser will be obliged to erect a fence on the western boundary within 6 months of purchasing the land.

### Wayleaves and Easements

We are unaware of any wayleaves or easements crossing the land.

### Rights of Way

There are no public footpaths that cross the Land.

### Sporting and Mineral Rights:

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

### Viewing

By permit from the Agents only. Please note 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](http://www.stephenson.co.uk) for regular email updates.

### 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.

**Local Authority**

North Yorkshire Council, Jesmond House, 31-33 Victoria Ave, Harrogate HG1 5QE

**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 land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

**Anti-Money Laundering Regulation**

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**

Crombie Wilkinson Solicitors, 6 Park Street, Selby, YO8 4PW  
Tel: 01757 708957

**Agent Contacts**

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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