

HORNSEYS

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www.hornseys.uk.com



Guide Price £210,000

Land at Brighton Brighton, Selby, YO8 6DH

BRIGHTON
SELBY
EAST YORKSHIRE

A SINGLE PARCEL OF WELL MANAGED GRASSLAND
SUITABLE FOR MOWING, GRAZING
OR ENVIRONMENTAL USES

EXTENDING TO APPROXIMATELY
23.64 ACRES OR 9.57 HECTARES

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £210,000+

Bedrooms

0

Bathrooms

0

Receptions

0



LOCATION

The land is situated to the east of the historic village of Brighton which has a public house, campsite and moorings and a commercially developed former aerodrome. It is situated approximately 1.8 miles south of Bubwith and 10 miles by road east of Selby.

DESCRIPTION

The land comprises a single parcel of permanent grassland extending to approximately 23.64 acres or 9.57 hectares, accessed via a right of way off Clay Lane which is shaded orange on the attached plan.

THE LAND



The land is classified as Grade 3 on the MAFF Professional Agricultural Land Classification Map of England and Wales. The soil is described within the Foggathorpe Series, being a stoneless clay or clay loam. The land is level and lies approximately between 5m and 7.5m above mean sea level.

LAND SCHEDULE

NG FIELD NUMBER
SE7134 4613

DESCRIPTION
Permanent Grassland

ACRES
23.64

HECTARES
9.57

GENERAL INFORMATION

Contaminated Land

The seller is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The seller does not give any guarantees in this respect and advise potential purchasers to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

Delinked Payments

The land is registered on the Rural Payments Agency's Land Parcel Identification System and has been eligible for payments under the Basic Payment Scheme. Any future delinked payments will be retained by the seller.

Environmental Schemes

The land is not currently entered into any Environmental or Countryside Stewardship or Sustainable Farming Incentive Schemes.

Ingoing Valuation/Dilapidations

There will be no ingoing valuation payable by the buyer and there will be no consideration or allowance made whatsoever for any dilapidations or other deductions.

Minerals and Sporting

All sporting rights are included in the sale in so far as they are owned. The mines and minerals at a greater depth than 100 yards from the surface together with ancillary powers of working are excluded with provision for completion in the event of damage caused thereby.

Nitrate Vulnerable Zone

The land is situated in a drinking water safeguard zone (surface water).

Outgoings

The land is situated within the catchment area of the Ouse & Humber Drainage Board.

Plans, Areas and Schedules

The plan shown and areas stated in these sales particulars are based on Ordnance Survey data and the Rural Payments Agency's Land Parcel Identification System. They are for guidance only and are subject to verification with the Title Deeds.

Possession

Vacant possession will be granted on completion.

Rights of Way

There is a right of way over the land in favour of the owner(s) of the land immediately to the north of the sale land. Bubwith Footpath No. 10 runs along Clay Lane.

Services

There are no known services connected to the land.

Tenure

The land is understood to be Freehold, being registered under Title Number YEA66539.

Wayleaves and Easements

The land is sold subject to and with the benefits of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and restrictive covenants and all existing and proposed wayleaves and easement for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these sales particulars or not and without any obligation to define the same respectively.

Viewing

The land may be inspected at any reasonable time on foot when in possession of these sales particulars.

Local Authority

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley HU17 9BA, tel: 01482 393939, email: customer.services@eastriding.gov.uk.

Method of Sale

The land is for sale by Private Treaty.

Further Information

Please contact Martin Swann. tel: 01430 872551

Mobile: 07711 200854

Email: martinswann@hornseys.uk.com

Guide Price

£210,000+

IMPORTANT NOTICE

Hornseys for themselves and the sellers of this farm for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of prospective buyers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective buyers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquiries.
3. A detailed survey of the farm has not been undertaken and nothing in these particulars should be deemed to be a statement that the farm is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective buyers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the farm. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the farm remains as displayed in the photographs and no assumptions should be made regarding parts of the farm that have not been photographed.
6. Prospective buyers should make their own independent enquiries regarding use or past use of the farm, necessary permissions for use and occupation, potential uses and any other matters affecting the farm prior to submitting an offer.
7. No responsibility can be accepted for any costs or expenses incurred by prospective buyers in inspecting the farm, making further enquiries or submitting an offer for the farm. Any person inspecting the farm does so entirely at his/her own risk.
8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty or enter into any contract whatsoever in relation to the farm. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.

Floor plan



Floor plan

