



**12.89 ACRES (5.23 HECTARES)
OF
LAND AT KIRKBYMOORSIDE
YORK**

A SHELTERED PRIVATE BLOCK OF GRASSLAND.

CLOSE TO THE TOWN OF KIRKBYMOORSIDE

GUIDE PRICE:£ 100,000 to £120,000

**FOR SALE BY PUBLIC AUCTION:
TUESDAY 7TH JUNE 2016 AT 6PM AT
YORK AUCTION CENTRE**

York Auction Centre, Murton, York YO19 5GF
Tel: 01904 489731 Fax: 01904 489782

Email: auctionhouse@stephenson.co.uk
Website: www.auctionhouse.uk.net

The *property* auction specialist

12.89 ACRES OF LAND AT KIRKBYMOORSIDE, YORK

GENERAL INFORMATION:

An opportunity to purchase approximately 12.89 acres (3.88 ha) of grassland located in a sought after location, approximately 7 miles to the south of Kirkbymoorside between Helmsley and Pickering and on the southern edge of the North York Moors.

This is a sheltered block of grassland and is identified on the attached plans.

DIRECTIONS:

From Kirkbymoorside town centre cross over the A170 roundabout and follow Ings Lane south for approximately 750 meters. The entrance to the land will be found on the left next to a small gas station located by the Auction House For Sale Board.

DESCRIPTION:

The land is level in nature and laid to grass suitable for the grazing of livestock and horses. The land is fenced and the entrance gate requires attention.

The land would suit those with equestrian and small holder interests, as well as those looking to increase the size of their agricultural holding.

NITRATE VULNERABLE ZONE:

The land is not within a Nitrate Vulnerable Zone.

SERVICES

There is mains water connected to the land which has its own meter.

WAYLEAVES AND EASEMENTS:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether mentioned in these particulars or not. We are not aware of any rights of way over the field.

TENURE:

The land is freehold and vacant possession will be given upon completion.

METHOD OF SALE:

The land is to be offered for sale by auction at 6pm on Tuesday 7th June 2016 at York Auction Centre. These particulars should be read in conjunction with the full catalogue of the auction sale.

VIEWING:

Viewing is strictly by appointment only. Please contact Stephenson and Son on 01904 489731 for a permit to view or contact enquiries@stephenson.co.uk

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LOCAL AUTHORITY:

Ryedale District Council, Ryedale House, Old Malton Road, Malton, YO17 7HH
Telephone: 01653 600666

SOLICITORS:

Swinburne Maddison, Venture House, Aykley Heads Business Centre, Durham, DH1 5TS (Ms G Moir).
Tel 0191 3842441

PLANS, AREAS & MEASUREMENTS:

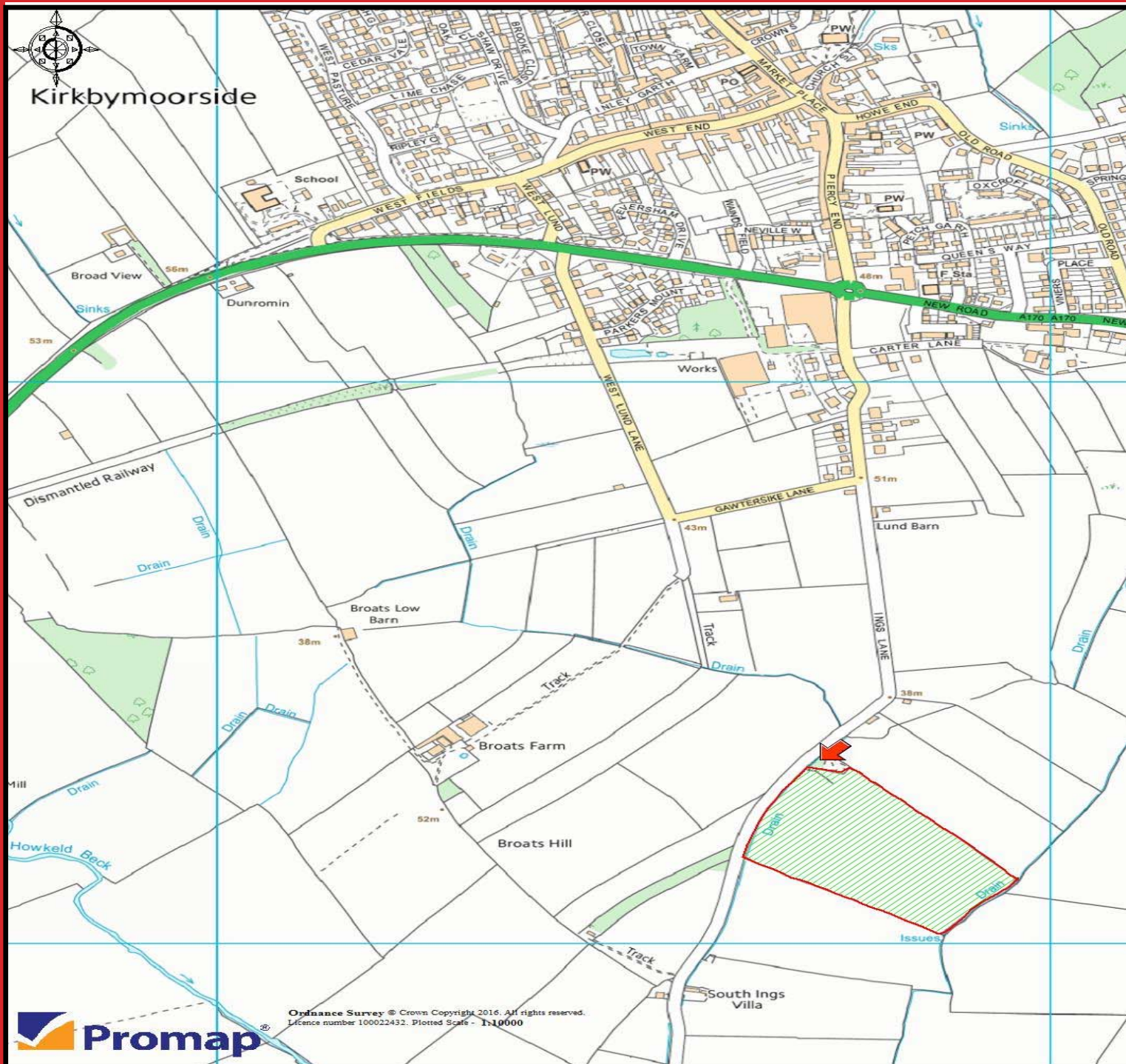
The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

GUIDE PRICE:

£100,000 to £120,000

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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Please note that if you have downloaded these particulars from our website you must contact our

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephenson & Son for themselves and the vendors or lessors of this property for whom they act, give notice that:

- i. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
- ii. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy
- iii. No employee of Stephenson & Son has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- iv. We will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- v. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for the requirements.
- vi. We can give no warranty or representation whatsoever in relation to the farming prospects or other matters