



4.56 acres of Grade 1 Agricultural Land at Asselby, Howden

StephensonsRural

SR
Est. 1871



4.56 acres of Grade 1 agricultural land within the village of Asselby, Howden

Offers over:
£70,000

Location

The land is located directly adjacent to the north of the village of Asselby in East Yorkshire. The land is accessed via the private track which runs along the southern border of the field and joins Main Street at point A shown on the map. The lane is also used by others. Asselby is a well-connected village with Howden, Goole and Selby all nearby and the M62 runs to the south-west of the village.

What3Words

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Description

The land comprises a level parcel of agricultural land directly adjacent to the village of Asselby. The land has recently been used for arable cropping although would be suitable for a variety of purposes including equestrian, livestock grazing or amenity purposes, subject to the necessary consents. The land extends in total to approximately 4.56 acres (1.85 hectares).

There is a small pocket of amenity woodland in the north-western corner measuring approximately 0.37 acres. The land is designated as Grade 1 land which is seen as the best and most versatile land type.

Access

The land benefits from a private right of way over the Lane running along the southern border of the Land. This is also used by others.

Entry to the Land

The Purchaser is to be given entry to the Land at completion.

Tenure

Freehold with vacant possession on completion.

Overage

The overage is as follows:

- Term of Overage: 30 years
- Percentage Development Clawback: 30% of enhanced value
- Development; Any development of the property other than for agricultural purposes and equestrian use
- Enhanced Value: Market value or market sale price of the property less (A) Market Value of property prior to development or planning permission being granted for development and (B) Costs of obtaining Planning Permission
- Trigger for payment of Overage: Implementation of Development or Completion of a Sale with the benefit of planning permission for development
- All subsequent owners within the term of the overage will be obliged to enter into a Deed of Covenant with the holder of the overage rights (and pay the holders legal costs and Land Registry fees).
- The holder of overage rights can sell or assign them
- A Restriction is to be registered against the title to the property to protect the overage rights
- There is to be no release of overage rights until the end of the 30 year period and it is possible that there may be two or more overage events which may be applicable regarding part or all of the property.

Wayleaves and Easements

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

Public Rights of Way

There are no Public Rights of Way over the land.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does not fall within an NVZ.

Sporting and Mineral Rights:

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

Services

There are no services available to the Land although we understand that services are available nearby.

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 for regular email updates.

Local Authority

East Riding of Yorkshire Council, County Hall, Register Square, Beverley HU17 9BA

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

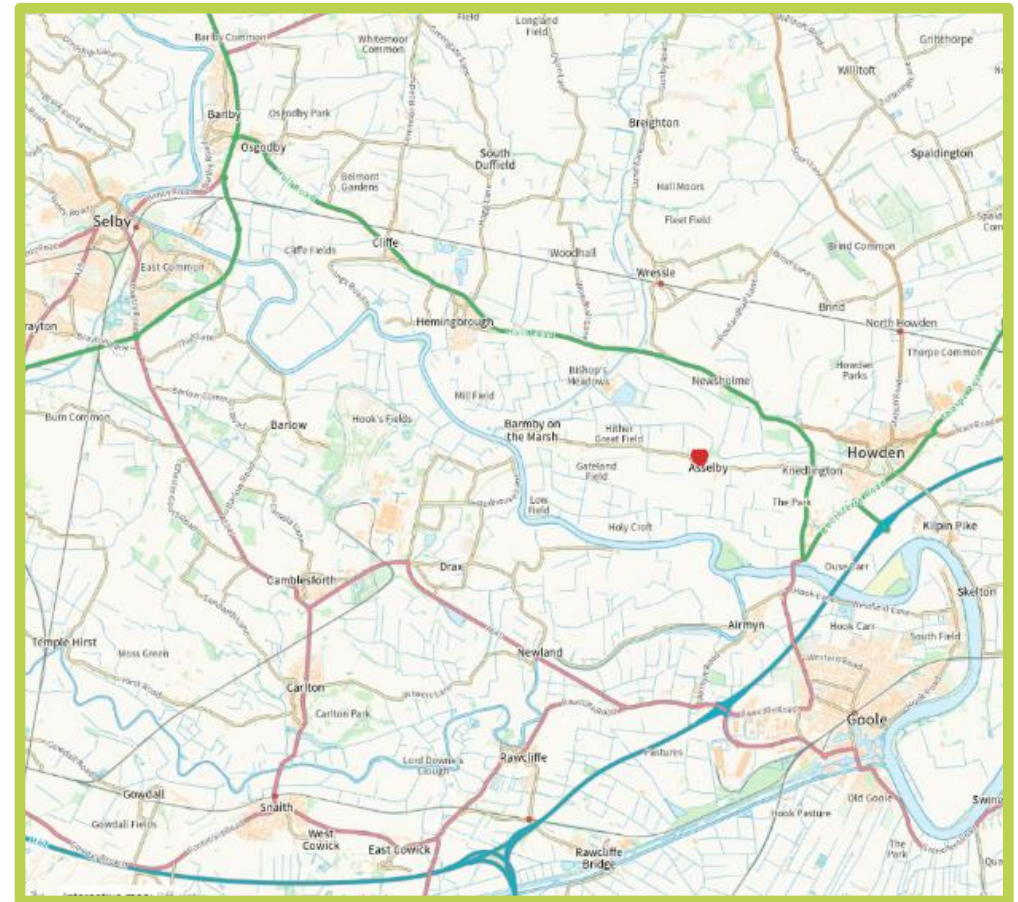
The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

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.

Consumer Protection from Unfair Trading Regulations 2008

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.



Vendor's Solicitor

Symes Bains Broomer Solicitors, The Port Office, East Parade, Goole, DN14 5RB
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Agent Contacts

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