



19.68 acres of Arable Land at Sand Hutton, York



19.68 acres of productive arable land accessed off Upper Helmsley Road, Sand Hutton

**Guide Price:
£200,000**

Location

The land is situated directly to the south of the village of Sand Hutton. Sand Hutton is within easy reach of the A64 and the A166 and just 7 miles to the north-east of the city of York.

What3Words: seriously;gobbles;tide

Description

The undulating land comprises part of a larger arable field extending in total to approximately 19.68 acres (7.96 hectares) of Grade 3 arable land. The land is well-suited for modern agricultural machinery and lies within the Everingham soil series.

The purchaser will have the opportunity to farm the adjoining land on a Farm Business Tenancy to be agreed with the neighbouring landowner.

Access

The land is accessed directly from the Upper Helmsley-Sand Hutton Road.

Services

We are unaware of any services to the land.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

There are overhead electricity lines crossing the land but we are not aware of any other wayleaves or easements crossing the land.

Public Rights of Way

There are no public footpaths that cross the Land.

Basic Payment Scheme (BPS) & Countryside Stewardship (CS)

The land is registered for BPS but the entitlements are not included in the sale. The land is not within any CS scheme.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does lie within an NVZ.

Sporting and Mineral Rights:

The 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 for regular email updates.

Entry to the Land

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

Local Authority

North Yorkshire Council (Ryedale area), Ryedale House, Old Malton Road, Malton, North Yorkshire, YO17 7HH

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

Harrowells Solicitors, Moorgate House, Clifton Moor Gate, York YO30 4WY

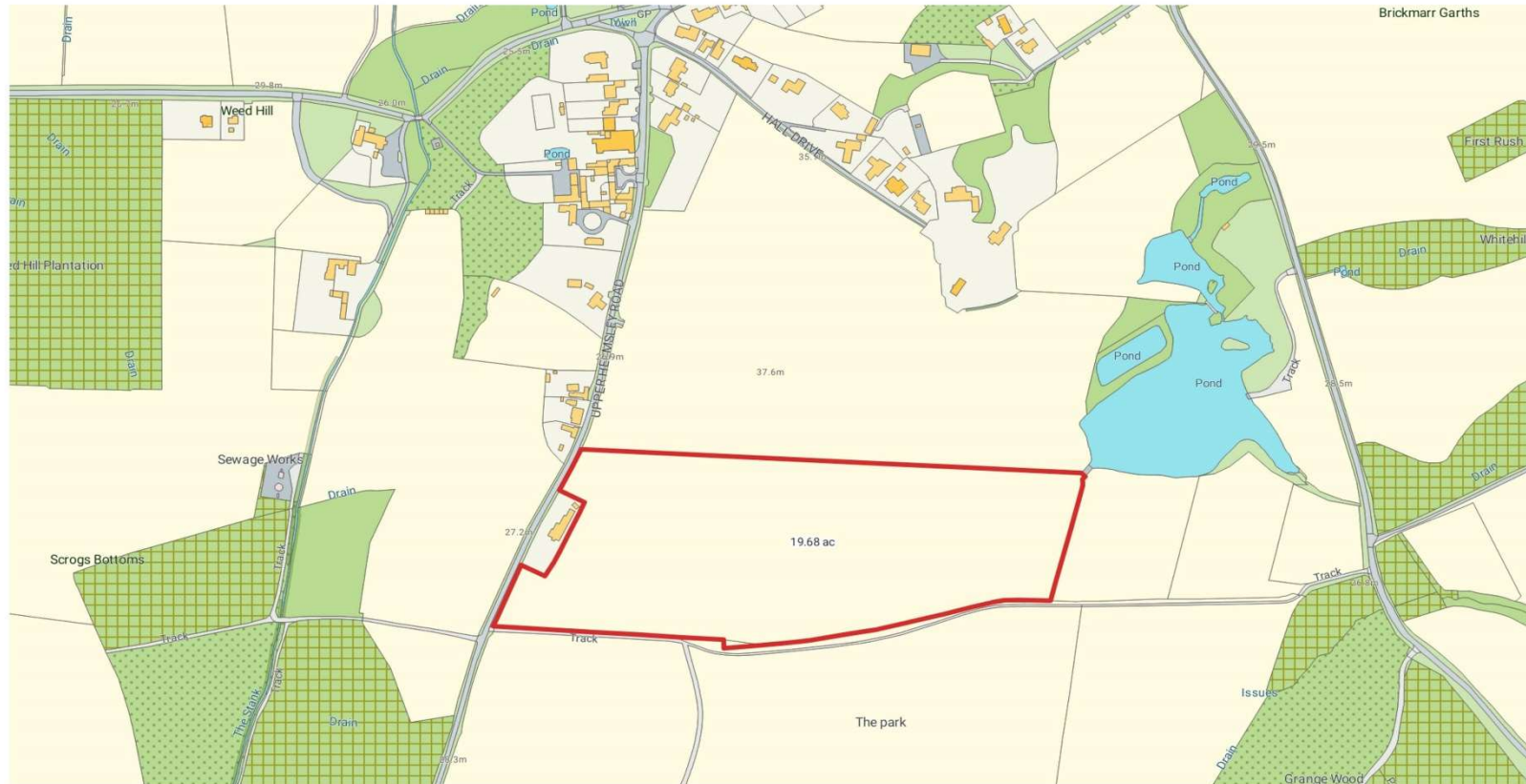
Agent Contacts

For further information please contact:
Johnny Cordingley MRICS FAAV
m: 07792 427232 e: jc@stephenson.co.uk

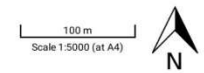
Land Schedule & Cropping History

NG Ref	Description	2022	2023	2024	Area	
					Ac	Ha
NG6213	Arable	Grass	Winter Wheat	Potatoes	19.68	7.96
Total:					19.68 ac	7.96 ha





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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. 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.