



10.86 Acres (4.40 Ha) of Grassland at Rufforth, York

StephensonsRural

SR
Est. 1871



10.86 Acres of grassland located in the village of Rufforth, York

Guide Price:
£175,000

Location

The land is situated approximately 4 miles west of York and located within the village of Rufforth.

What3Words

///shameless.checked.replace

Description

The land comprises of a single field of grassland totalling 10.86 acres. To the South of the field the land is classified as Grade 2 becoming Grade 3 as you travel to the North.

The soil falls within Foggathorpe 2 being slowly permeable seasonally waterlogged suitable for growing cereals and grassland.

The field is bounded by a stock proof fencing and hedge.

Access

The land is accessed from Wetherby Road. From the end of Middlewood Close over land to the West.

Services

We are unaware of any services to the land.

Tenure

Freehold with vacant possession on expiry of the current grazing licence.

Wayleaves and Easements

There is an electric pylon that crosses the southern boundary.

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

Public Rights of Way

There are no public Rights of Way across the land.

Environmental Stewardship

The land is not within an Environmental Scheme.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does fall within a Nitrate Vulnerable Zone.

Sporting and Mineral Rights:

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

Guide Price

£175,000

Viewing & Registration

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

City of York Council, West offices, Station Rise, York, YO1 6GA

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

Best and final offers by Midday on Thursday 5th September 2024 to the office of Stephensons Rural.

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.

Agent Contacts

For further information please contact:

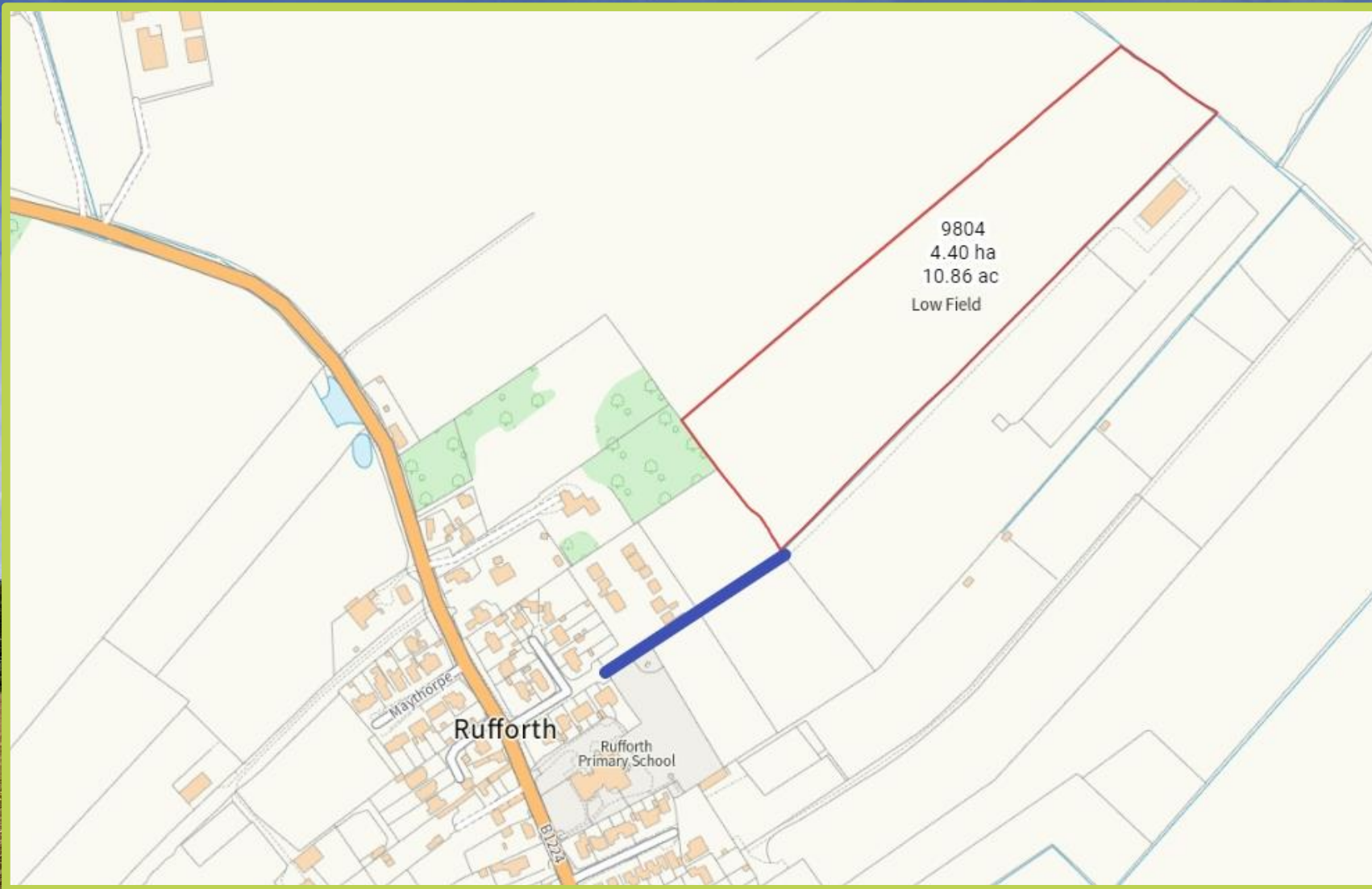
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Land Schedule

NG Ref	Description	Area	
		Ac	Ha
9804	Grassland	10.86	4.40
Total:		10.86	4.40





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.

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