



2.17 Acre (0.88 Hectare) grass paddock at Tollerton, York

StephensonsRural

SR
Est. 1871



2.17 Ac (0.88 Ha) grass paddock on the edge of the village of Tollerton, York

Guide Price
£30,000

Location

The land is located off Ings Lane, directly to the south of the village of Tollerton. The village is located approximately 1.3 miles west of the A19, 5.4 miles south of Easingwold and 10.5 miles north of York.

Description

The land comprises a single parcel of permanent pasture extending to 2.17 acres (0.88 hectares). The land is classified as Grade 3 on the Agricultural Land Classification for England and Wales. The soil falls within the Kexby classification being described as deep stoneless sandy soils suitable for grass, cereal and root cropping.

What3Words///

stun.primary.deduct

Tenure

Freehold with vacant possession on completion.

Access

The land is accessed via Ings Lane from the York Bridge Road to the South of the village of Tollerton. Ings Lane is an Unclassified Road and is the responsibility of North Yorkshire Council.

Services

We are not aware of any services to the land.

Wayleaves & Easements

None that we are aware of.

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

The Vendors' are not aware of any public rights of way crossing the land.

Environmental Stewardship

The land is not within an environmental scheme.

Nitrate Vulnerable Zone (NVZ)

The property lies within a Nitrate Vulnerable Zone.

Sporting and Mineral Rights

These are included with the sale, so far as they are owned.

Local Authority

North Yorkshire Council, County Hall, Northallerton
Tel: 01609 780 780

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.

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

Guide Price

£30,000

Anti-Money Laundering Regulations

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, 1 St Saviourgate, York, YO1 8ZQ

FAO Katie Daniel

t:01904 690 111

e: Katie.Daniel@harrowells.co.uk

Agent Contact

For further information please contact:

Mary Foster MRICS FAAV

e: mary.foster@stephenson.co.uk

t: 01904 489 731

Johnny Cordingley MRICS FAAV

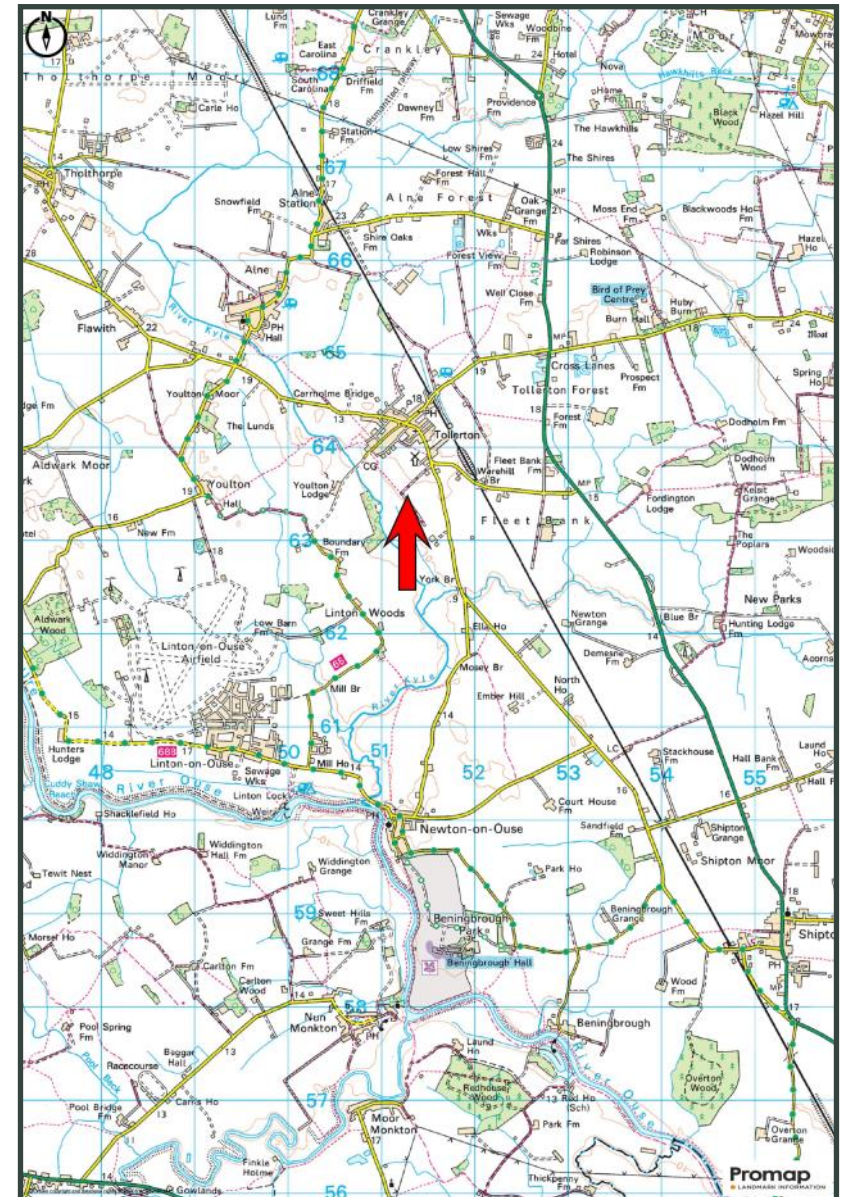
e: jc@stephenson.co.uk

t: 07792 427 232

Plans and Measurement

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Location Plan



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York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk



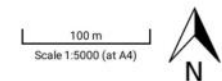
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2.17 Ac (0.88 Ha) Grass Paddock Tollerton, York



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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.

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