



3.48 acres of Pasture Land & Stables at Sessay, Thirsk

StephensonsRural

SR  
Est. 1871



## 3.48 acres of pasture land and stables on the edge of the village of Sessay

Offers over:  
**£150,000**

### Location

The land is located to the west of the village of Sessay in North Yorkshire. The property lies off Old Cricket Field Lane which is accessed off Sessay Garth, the main street in Sessay. Thirsk lies just 4 miles to the north.

### What3Words

///hunter.reclaimed.spoken

### Description

The land comprises 5 good sized, well fenced equestrian paddocks together with a range of Goodrick stables comprising x2 stables/ field shelters, x3 stables and a tack room. The land extends in total to approximately 3.48 acres (1.41 hectares). The land is suitable for a variety of purposes including equestrian, livestock grazing or amenity purposes.

### Access

The land benefits from a good access directly on to Old Cricket Field Lane.

### Services

The land has previously benefitted from a private water supply from a neighbouring property. We understand that this property is currently on the market and any new supply would need to be negotiated directly with the new purchaser.

There is no electricity supply to the Stables.

### Entry to the Land

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

### Tenure

Freehold with vacant possession on completion.

### 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.

### 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](http://www.stephenson.co.uk) for regular email updates.

### Local Authority

North Yorkshire Council, County Hall, Racecourse Ln, Northallerton DL7 8AD

### Overage

There is to be an overage clause whereby 25% of any uplift achieved for residential development purposes for a period of 30 years will be shared with the Vendor

## 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  
T: 01904 690111

## Agent Contacts

For further information please contact:  
Johnny Cordingley MRICS FAAV or Lauren James BSc (Hons)

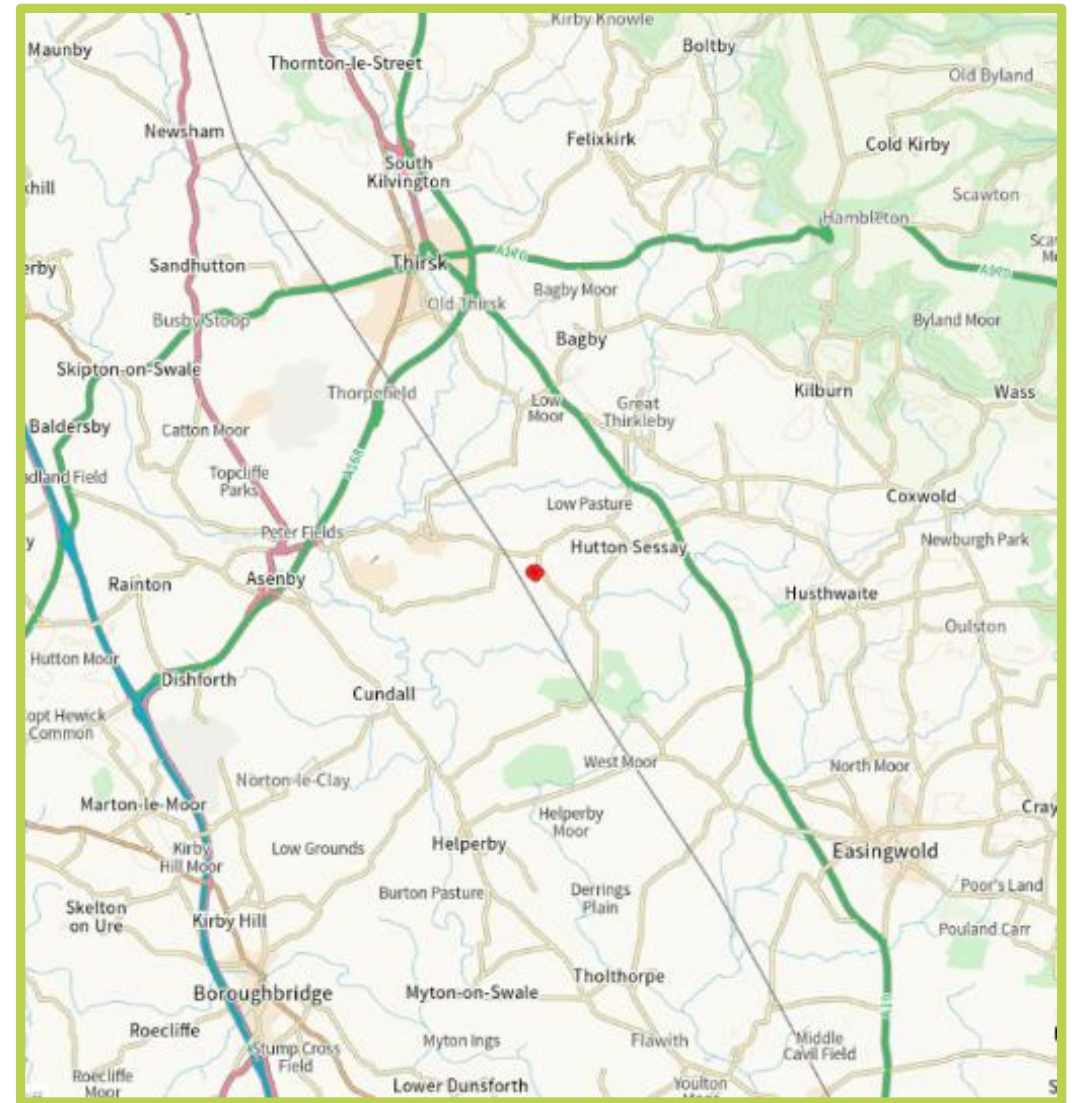
T;01904 489731

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E: [lauren.james@stephenson.co.uk](mailto:lauren.james@stephenson.co.uk)

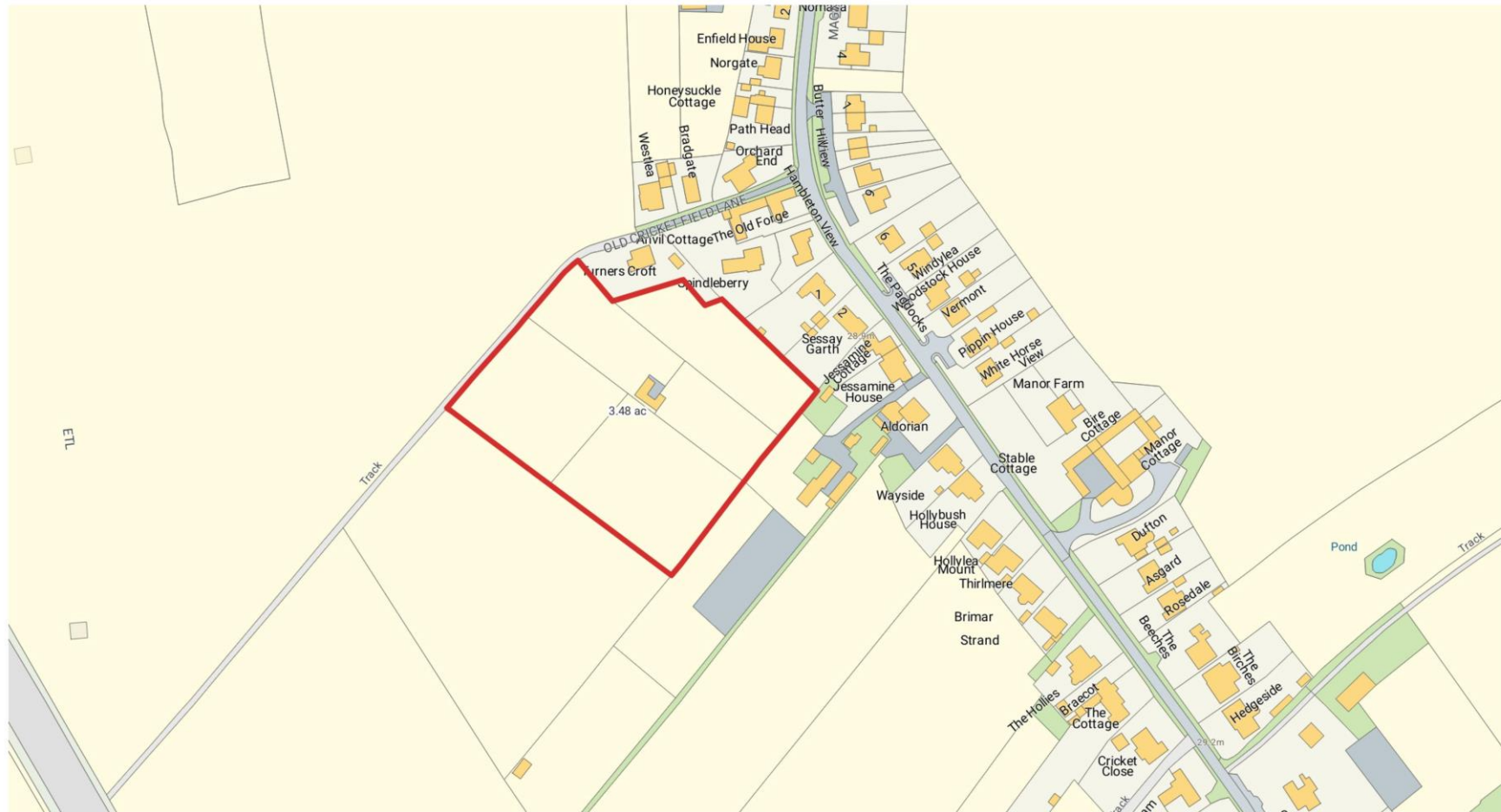
## Land Schedule

| Description   | Area           |                |
|---------------|----------------|----------------|
|               | Ac             | Ha             |
| Pasture       | 3.48           | 1.41           |
| <b>Total:</b> | <b>3.48 ac</b> | <b>1.41 ha</b> |



## 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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Scale 1:2500 (at A4)

