



0.77 acres of Grade 1 Agricultural Land at Station Lane, Barmby on the Marsh

StephensonsRural

SR  
Est. 1871





## 0.77 acres of Grade 1 agricultural land between the villages of Barmby on the Marsh and Asselby

Offers over:  
**£15,000**

### Location

The land is located to the east of the village of Barmby on the Marsh and west of the village of Asselby. The property is accessed via a private right of way from Station Lane. The land has good access links to Howden (3.5 miles), Goole (5 miles) and Selby (5 miles).

### What3Words

///tungsten.reflect.ladder

### Description

The land comprises part of a larger arable field and would be suitable for a variety of purposes including arable cropping, equestrian, livestock grazing or amenity purposes, subject to the necessary consents. The land extends in total to approximately 0.77 acres (0.31 hectares).

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 hardcore track from Station Lane. This is also accessed by other users.

### Services

There are no services available to the Land.

### 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.

### Basic Payment Scheme (BPS)

No Basic Payment Entitlements are included in the sale.

### 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

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.

### Vendor's Solicitor

Symes Bains Broomer Solicitors, The Port Office, East Parade,  
Goole, DN14 5RB  
T: 01405 763853

### Agent Contacts

For further information please contact:

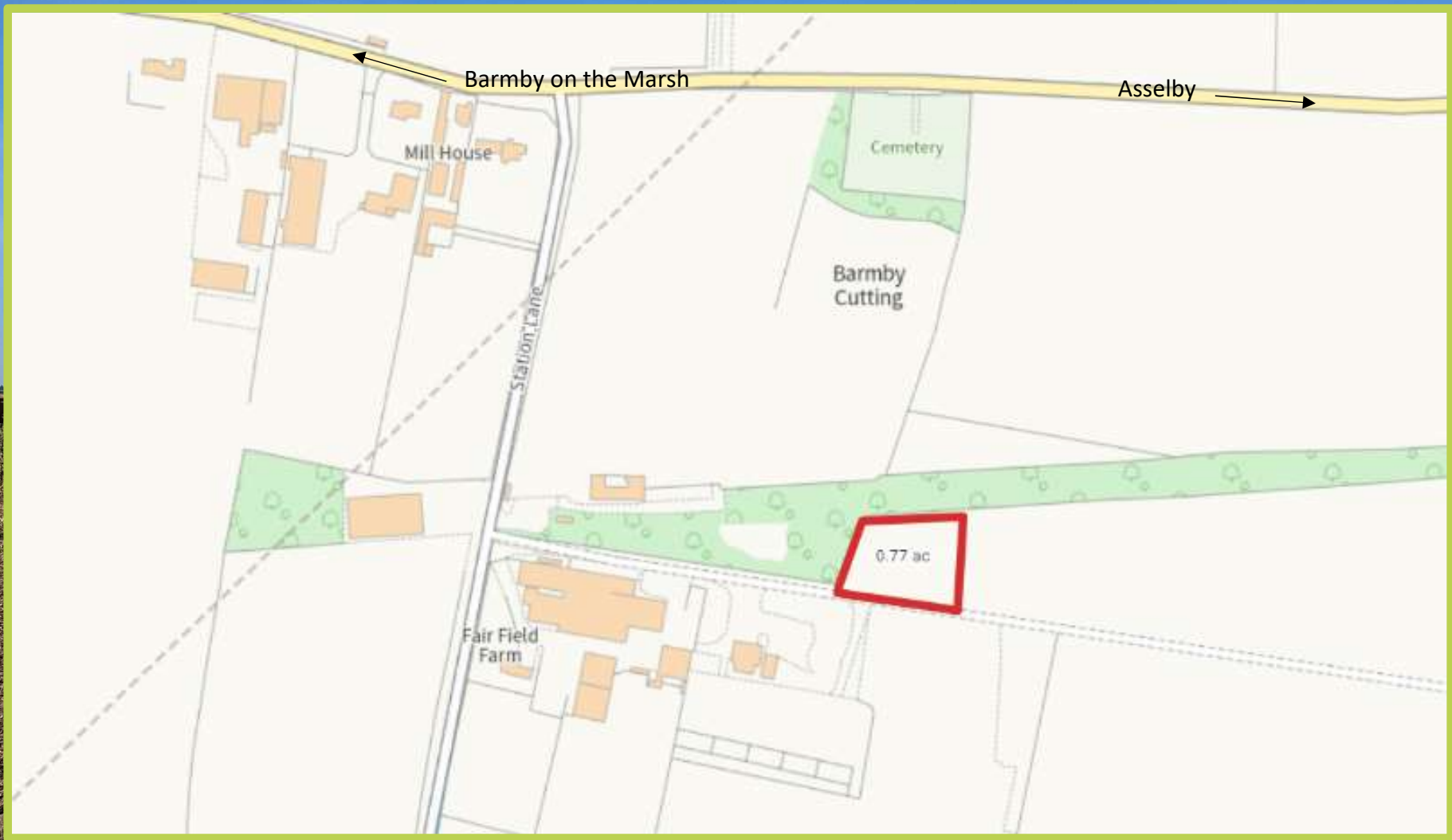
Johnny Cordingley MRICS FAAV  
T;01904 489731  
E: [jc@stephenson.co.uk](mailto:jc@stephenson.co.uk)



### 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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