



13.50 acres of agricultural land at Elvington, York – WITH POTENTIAL



**A single parcel of agricultural land extending to 13.50 acres at Elvington, York**

**WITH POTENTIAL AS LOCATED ADJACENT TO ELVINGTON INDUSTRIAL ESTATE**

**Offers over: £120,000**

#### **Location**

The land is located off Elvington Industrial Estate Road which lies to the northwest of the village Elvington, being approximately 1.2 miles away. The land is within easy reach of the A64 and York City Centre which is 7.4 miles to the northwest of the land.

#### **Description**

The land comprises a single parcel of land, extending in total to approximately 13.50 acres (5.46 hectares). The land is classified as Grade 3 and lies within the Foggathorpe 2 soil series being slowly permeable, seasonally waterlogged stoneless clayey and fine over clayey soils. The land is currently sown with a second-year temporary ley, and is capable of growing good cereal crops.

#### **Access**

The land is accessed directly via a right of way off the Industrial Estate Road which adjoins York Road to the south. The land lies directly to the north of Elvington Industrial Estate.

#### **Services**

Mains water and electricity are not connected to the land but are believed to be available for connection in the area.

#### **Nitrate Vulnerable Zone (NVZ)**

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

#### **Tenure**

The land is offered with Vacant Possession.

#### **Wayleaves and Easements**

We are unaware of any wayleaves or easements other than an easement which exists in favour of Yorkshire Water for a water main along the southern boundary.

#### **Rights of Way**

There are no known public rights of way that cross the Land.

#### **Sporting and Mineral Rights:**

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

#### **Local Authority**

North Yorkshire Council, County Hall, Northallerton DL7 8AD  
t: 0300 131 2131

#### **Planning**

The land is designated greenbelt in the Local Plan and no planning applications are shown as being lodged. There is potential subject to planning due to the location.

#### **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.

## 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.

## Overage Clause

The Vendors reserve the right to receive 50% of the uplift in value following the grant of a planning consent for a use other than agricultural, horticultural or equestrian, over a 20 year period.

## 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 Ltd, Moorgate House, Clifton Moorgate, York, YO30 4WY,  
FAO Katie Daniel  
t: 01904 690111  
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## JOINT SELLING AGENTS

### Stephensons Rural LLP

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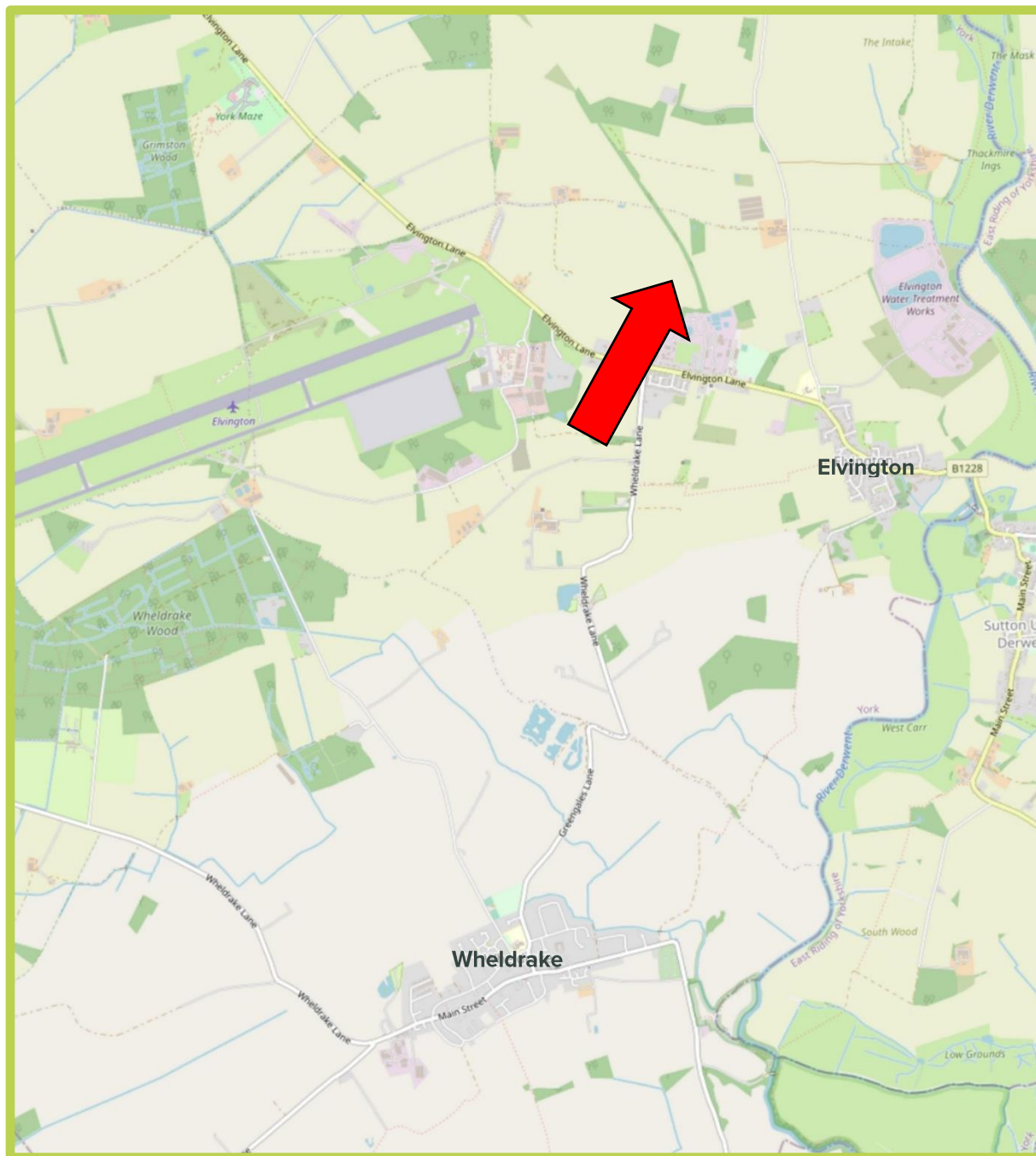
Mary Foster MRICS FAAV

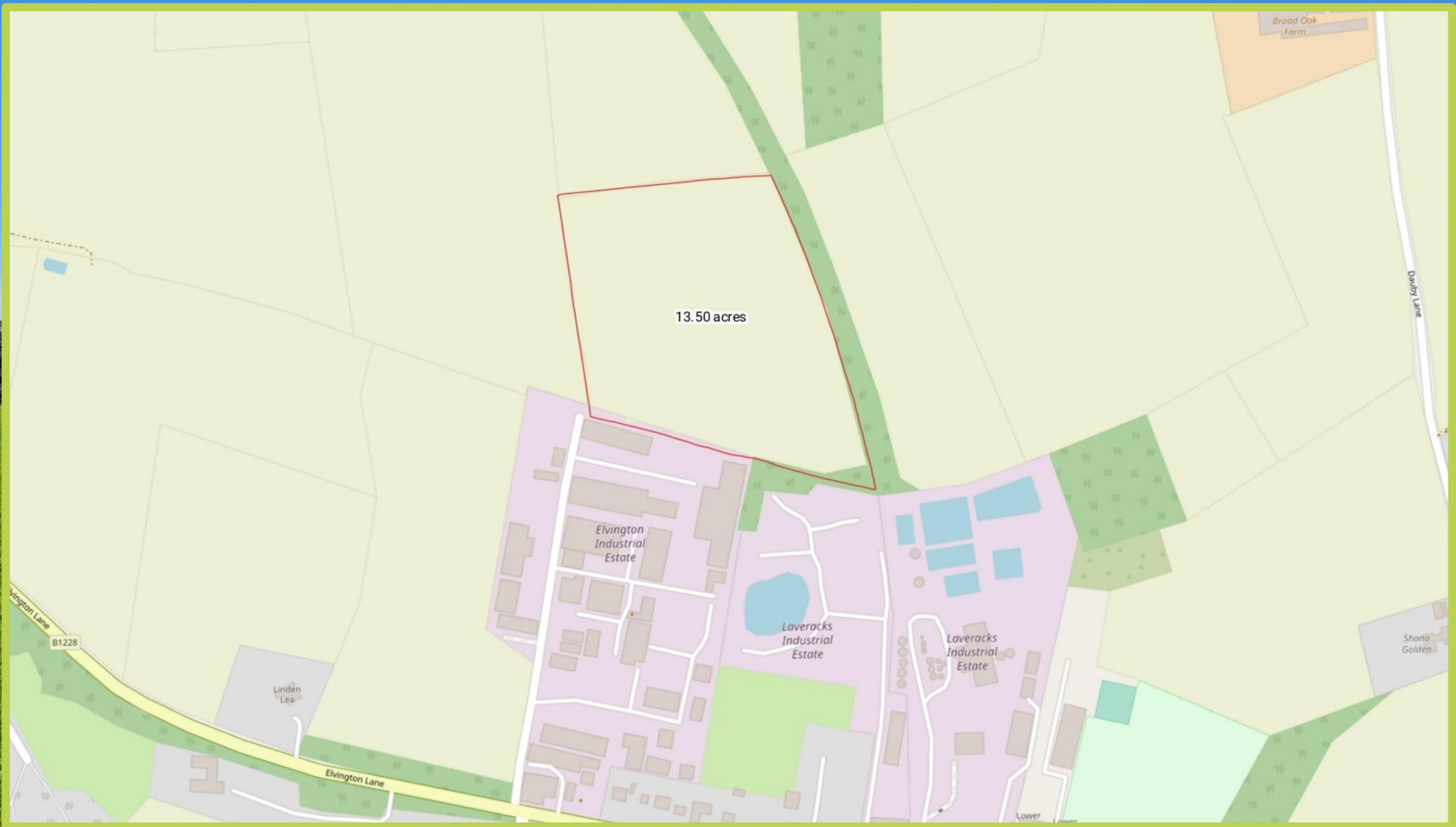
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### Brockthorpe Consultancy Ltd

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#### Consumer Protection from Unfair Trading Regulations 2008

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