



4.36 Acre (1.76 Hectare) grass paddock at Ampleforth, York

StephensonsRural

SR
Est. 1871



4.36 Ac (1.76 Ha) Grass Paddock on the edge of the village of Ampleforth, York

Guide Price £40,000



Location

The land is located off High Bank road on the north west edge of the village of Ampleforth. The village is located approximately 5 miles south west of Helmsley, 9 miles north east of Easingwold, 12 miles east of Thirsk.

Description

The land comprises one field, extending in total to approximately 4.36 acres (1.76 hectares). The land falls within the North York Moors National Park

What3Words///

polished.fenced.blueberry

Tenure

Freehold with vacant possession on completion.

Access

The land is accessed via a track off High Bank road with the benefit of a registered right of access shown as the brown line on that attached site plan.

Services

A water connection may be available by separate negotiation with the Vendor.

Environmental Land Management Scheme

Part of the field is subject to mixed deciduous woodland planting under a Woodland Creation Agreement with the North York Moors National Park Authority.

Wayleaves & Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There are two telegraph poles in the field.

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.

Nitrate Vulnerable Zone (NVZ)

The property does not lie in a Nitrate Vulnerable Zone.

Overage

The sale is subject to an overage clause for a period of 25 years whereby 30% of the uplift in value is reserved to the Vendors in the event of Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

Viewing

By appointment from the Agents only. Please note that 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 updates.

Restrictive Covenant

A restrictive covenant will be placed on the land preventing the keeping of pigs on the property.

Local Authority

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

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.

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

£40,000

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.

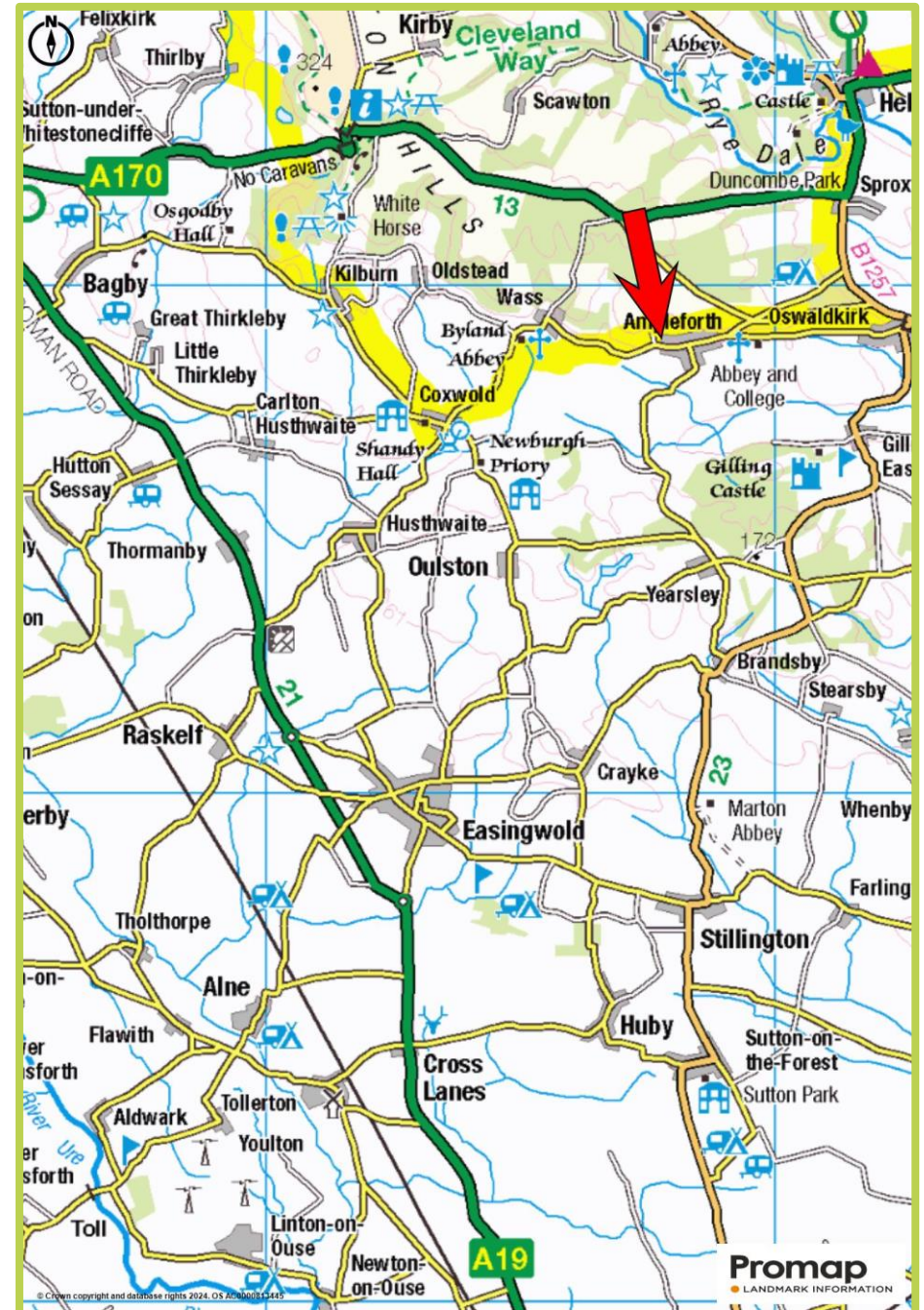
Vendor's Solicitor

Harrowells, Moorgate House, Clifton Moorgate, York, YO30 4WY
T: 01904 690 111

Agent Contact

For further information please contact:

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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. 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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