



16.36 acres of Farmland at Husthwaite Road, Easingwold

StephensonsRural

SR  
Est. 1871



## 16.36 acres of Grade 2 farmland located close to the market town of Easingwold

Offers over:  
£176,000

### Location

The land is located approximately 1.4 miles north of the town of Easingwold and approximately 3 miles south of the village of Husthwaite. The land lies adjoining Husthwaite Road.

### What3Words

///achieving.tribune.scrub

### Description

The level field extends to approximately 16.36 acres and is classified as Grade 2 agricultural land. The land falls within the Newport 1 soil series, which is deep well drained sandy and coarse loamy soil, suitable for cereals, root crops or grass.

### Access

The land benefits from access off Husthwaite Road.

### Public Rights of Way

There are no Public Rights of Way over 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.

### 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 fall within an NVZ.

### Sporting and Mineral Rights:

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

### Services

The land is not connected to water or electricity. There are mains in North Moor Road.

### 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

### 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.

### Agent Contacts

For further information please contact:

Rod Cordingley FRICS FAAV or Lauren James BSc (Hons)

T;01904 489731

E: rlc@stephenson.co.uk

E: lauren.james@stephenson.co.uk

### Land Schedule

Field No.	Description	Area	
		Ac	Ha
7704	Arable	16.36	6.62
<b>Total:</b>		<b>16.36</b>	<b>6.62</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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