



63.16 Acres (25.56 Ha) of Land off Stockton Lane, Stockton on the Forest

StephensonsRural

SR
Est. 1871



63.16 Acres of productive Grade 3 land on the edge of the village of Stockton on the Forest, York

Offers Over
£500,000

Location

The land is situated to the south of the village of Stockton on the Forest, with the north west boundary adjoining Stockton Lane. The property is within easy reach of the A1237 and A64.

What3Words: ///buns.almost.drops

Description

The land extending in total to 63.16 Acres (25.56 Ha) comprising 57.69 Acres (23.35 Ha) of farmland, 5.35 Acres (2.17 Ha) of woodland and a pond extending to 0.12 Acres (0.5 Ha).

The land is classified as Grade 3 arable and lies within the Bishampton 1 series being deep fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging associated with well drained fine and course loamy soils in an undulating landscape. Suited to cereals or grassland.

Access

The land benefits from an access directly off Stockton Lane on the west boundary.

Services

We are unaware of any services to the land.

Tenure

Freehold and with Vacant Possession on completion.

Entry to the Lane

Early Entry may be available to work the land on payment of a double deposit.

Wayleaves and Easements

There are two telegraph poles in field 9542.

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

We are unaware of any other wayleaves or easements crossing the land.

Public 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 Vendor's are not aware of any public rights of way crossing the land.

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.

Countryside Stewardship

Field 9218 is in a Countryside Stewardship agreement that ends 21st December 2026

An area of 12.36 Acres (5 Ha) is included under option AB8 Flower Rich Margins and Plots.

Local Authority

City of York Council, West Offices, Station Rise, York, YO1 6GA t: 01904 551371

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 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.

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

Drivers Solicitors, 56a Bootham, York, YO30 7BZ
t: 01904 625661

Agent Contacts

For further information please contact:

Mary Foster MRICS FAAV

t: 01904 489731

e: mary.foster@stephenson.co.uk

or

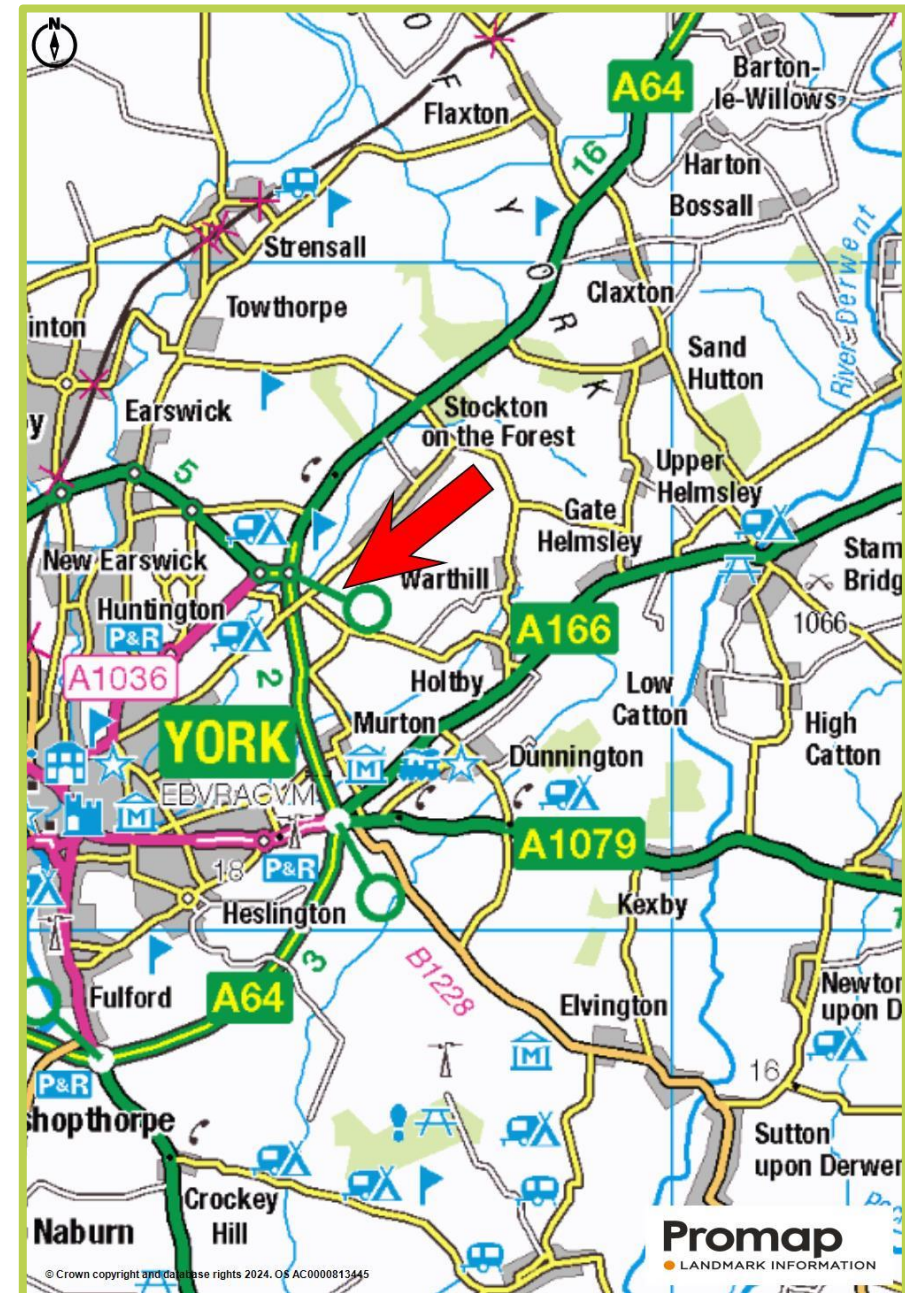
Richard Tasker MRICS FAAV

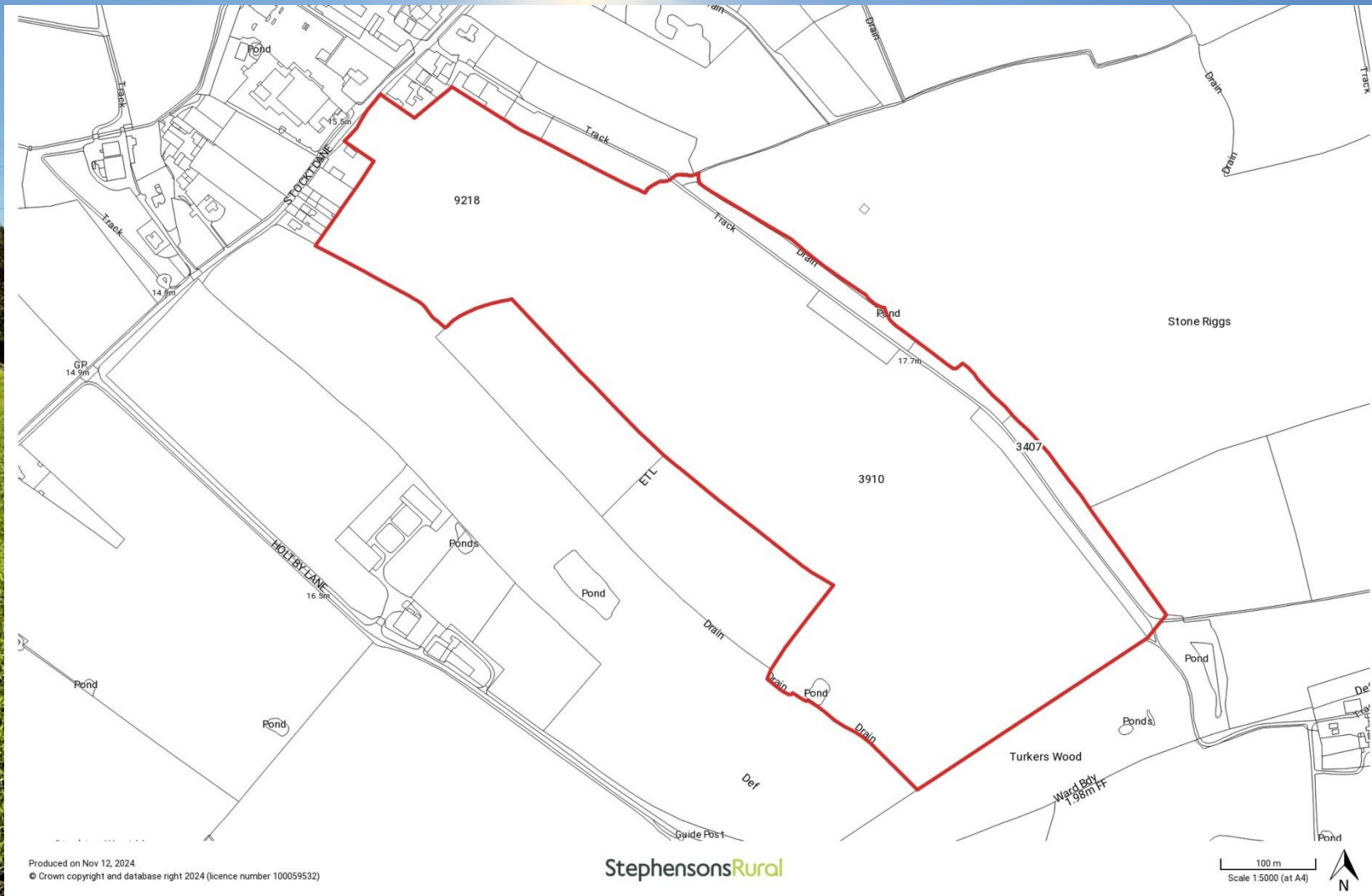
t: 07801 685 662

e: rtt@stephenson.co.uk

Land Schedule

NG Ref	Description	Area	
		Ac	Ha
SE6554 9218	Arable	13.50	5.46
SE6554 3190	Arable	44.19	17.88
	Pond	0.12	0.05
SE6555 3407	Woodland	5.35	2.17
Total:		63.16 Ac	25.56 Ha





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.

SR
Est. 1871

York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk



StephensonsRural