



BoultonCooper

Stephensons

FOR SALE BY PRIVATE TREATY

35.88 Acres (14.52 Ha)

Land at Salton,



Two fields suitable for both arable or grassland between Salton and Brawby south of Kirkbymoorside.

GUIDE PRICE: £250,000

GENERAL INFORMATION

DESCRIPTION

This is a parcel of land 1 mile east of Salton, 1 mile north of Brawby, and 1 mile south of Normanby. The land is approximately 8 miles north west of Malton.

The fields adjoin Moor Lane which is an unmade road running directly north from the village of Brawby past Flint Hall. The entrance to Moor Lane on the Salton to Normanby Road is just to the west of Salton Grange on the south side of the road.

Field 1618 adjoins Moor Lane and is currently down to temporary grass.

Field 3524 is to the east of field 1618 and was in winter wheat in 2015 and is due to be Spring Beans for 2016.

The Soil Survey of England and Wales identifies the land as being in the Foggathorpe 2 soil series described as being slowly permeable seasonally waterlogged stoneless clayey and fineless stoney over clayey soils.

An Internal Drainage Board ditch runs along the northern boundary of both fields.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements will be included in the sale of the land for 14.52 hectares. The vendor will make the claim and keep the payment for 2016.

ENVIRONMENTAL STEWARDSHIP

The land is not entered into any Environmental Stewardship agreements.

NITRATE VULNERABLE ZONE

The land is not located within a Nitrate Vulnerable Zone.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The land is sold subject to all rights of way wayleaves and easements whether specifically mentioned in these details or not.

The land is accessed along Moor Lane which is believed to be a Green Lane with maintenance according to user.

SPORTING RIGHTS

These are in hand and included in the sale.

GROWING CROPS

Completion is anticipated after harvest of the Spring Beans. The vendor will consider an offer which also includes the standing crops.

LOCAL AUTHORITY

Ryedale District Council, Ryedale House, Old Malton Road, Malton, YO17 7HH

TENURE

Freehold with vacant possession on completion.

SERVICES

The land is not currently connected to mains water. Further enquires are being made as to the nearest water supply, and further information may be available upon request.

AGENTS CONTACT

Through the joint agents Stephenson & Son and Boulton & Cooper Stephensons. Main Contact and for further information please contact Rod Cordingley 01904 489731.

VIEWING

By permit from the agents. Please note that if you have downloaded the particulars from our website you must contact our office to register your interest to ensure that you are kept up to date with the progress of the sale.

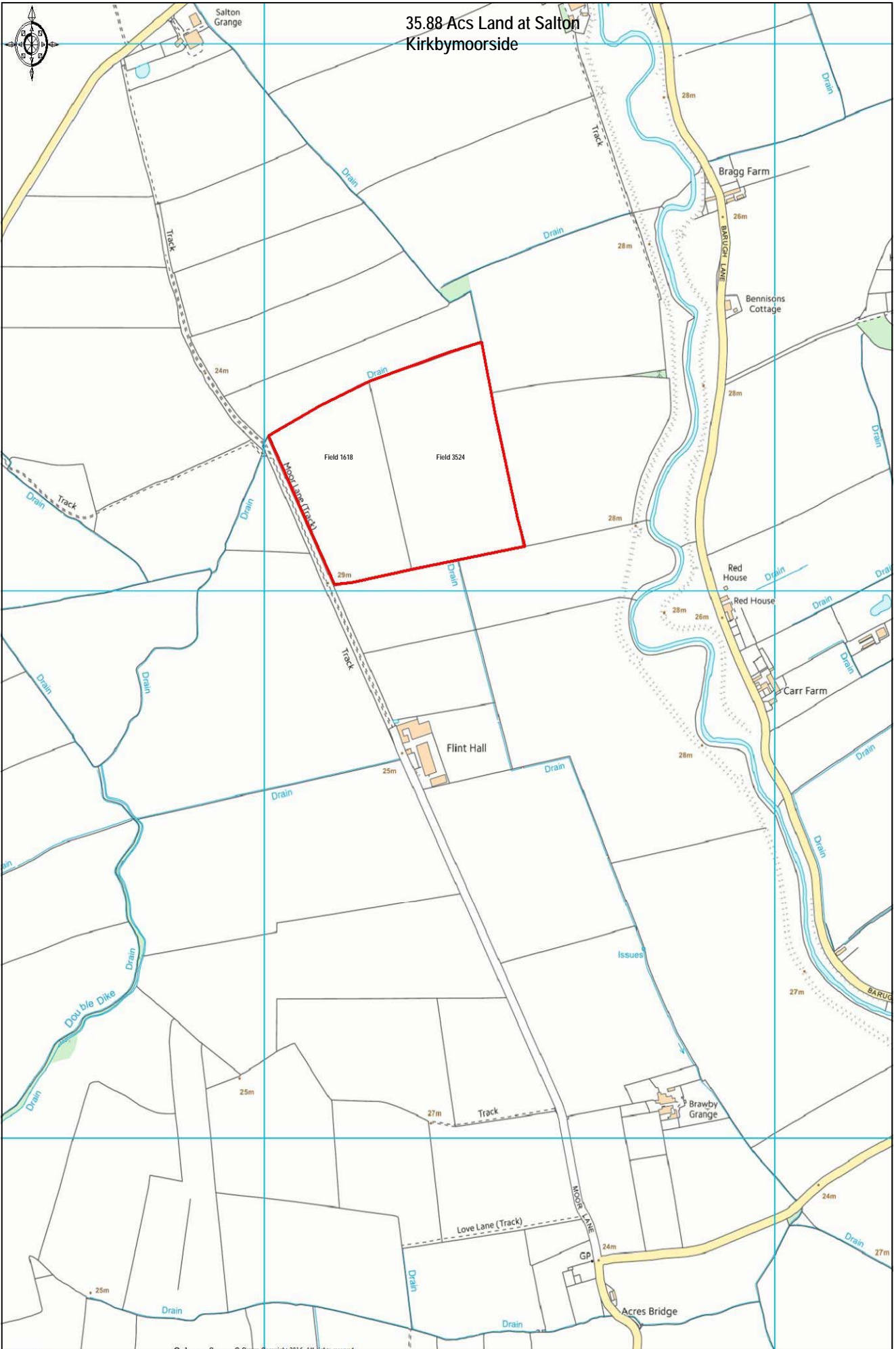
SCHEDULE OF AREAS

Field Number	Hectares	Acres	Crop
SE7380—1618	6.20	15.32	Temporary Grass
SE7380—3524	8.32	20.56	Spring Beans



PLANS, AREAS & MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds.



Plans are not to scale



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