



**A 15 acre arable field and a 10 acre grass paddock at Hagg Lane, Colton, York
Available as a whole or in 2 lots**



Arable and pasture land extending to 25.41 acres available as a whole or in two lots.

**Lot 1 -
Offers over £150,000**

**Lot 2 -
Offers over £100,000**

Location

The land is located immediately off the road known as Hagg Lane, between the villages of Colton and Copmanthorpe. The land has good access to York and Leeds through the A64 which lies less than 1 mile north of the land.

Description

The land is well located, flat lying and extends to approximately 25.41 acres (10.28 hectares) in total. There is a free draining beck along the south and eastern boundary of Lots 1 and 2 and the Hagg Wood lies between the two lots. The land is classified as Grade 2 on the Agricultural Land Classification.

Lot 1 is an arable parcel and Lot 2 is currently in a grass ley. Both parcels are however suitable for a variety of uses including equestrian paddocks, livestock grazing, arable cultivations and amenity uses (subject to necessary consents).

Lot 1 extends to approximately 15.27 acres (6.18 hectares). This arable parcel, which is capable of root cropping, is accessed off Hagg Lane and bounded by mature hedgerow.

Lot 2 extends to approximately 10.13 acres (4.10 hectares) and is an attractive grass parcel with access of Hagg Lane.

Directions

From Copmanthorpe take Hagg Lane towards Colton. After approximately 1 mile the land is on your left hand side. The nearest postcode is LS24 8ET.

Services

We are unaware of any service connections to the land.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are unaware of any wayleaves or easements that cross the land.

Rights of Way

We are unaware of any public footpaths or bridleways that cross the land. The neighbour has a private right of way over the accessway to Lot 2 in order to access their adjacent building.

Basic Payment Scheme

The land is registered for the BPS and the appropriate number of entitlements are included with the sale.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ which will limit excessive fertiliser application.

Drainage Rates

There is a liability to drainage rates on Lot 1.

Sporting and Mineral Rights

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

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 for this property and other available properties.

Local Authority

Selby District Council, Civic Centre, Doncaster Road, Selby, Yo8 9Ft, Selby YO8 9FT
t: 01757 705101
e: info@selby.gov.uk

Method of Sale

For sale by Private Treaty. Available as a whole or in two lots.

Guide Price

Lot 1: Offers over £150,000

Lot 2: Offers over £100,000

Anti-Money Laundering Regulation

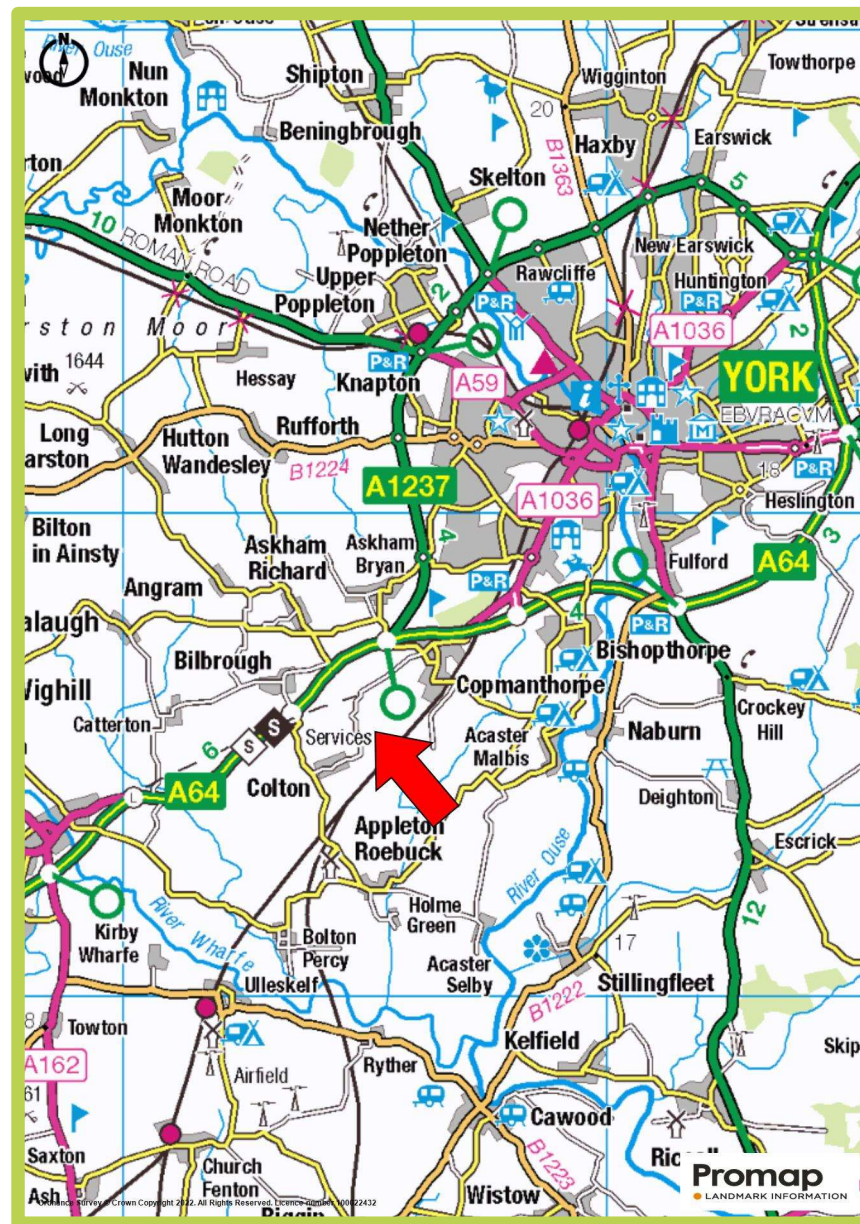
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Harrowells Limited, Moorgate House, Clifton Moorgate, York YO30 4WY
t: 01904 690111

Agent Contact

Johnny Cordingley or Rod Cordingley, Stephenson's Rural, York Auction Centre, Murton, York YO19 5GF
t: 01904 489 731
e: jc@stephenson.co.uk or rlc@stephenson.co.uk





Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

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



Stephenson's Rural