



Stables and Paddocks extending to 12.40 acres at Burlands Lane, Poppleton, York

StephensonsRural

SR
Est. 1871



**Stables,
woodland,
allotments and
grass paddocks
extending to
12.40 acres at
Burlands Lane,
Poppleton, York.**

**Guide price:
Offers over
£175,000**

Location

The land is located off Burlands Lane which lies to the south of the popular village of Poppleton and to the south of the A59 (York to Harrogate Road).

Description

A flat-lying parcel of land extending to 5.02 ha (12.40 acres) which is split into four grass paddocks together with an area of woodland adjacent to the railway line and an area allocated to grow vegetables.

With a right of access down a tarmac drive from Burlands Lane, the double gates lead to a yard area on which there are two timber constructed stable buildings which provide 3 stables and a store room. There is a small building which houses a generator (for the water pump) and a composting WC also located on the land.

Fencing is of good quality and the land has recently been used for amenity use, livestock grazing and equestrian use.

Rights of Way

The paddock benefits from a Right of Way for all purposes down the privately owned drive from Burlands Lane.

Directions

From York, take the A59 north-west towards Harrogate. Burlands Lane is the first left turn after the Poppleton Bar Park & Ride. Nearest postcode is YO26 6QL.

Services

The land has access to 2x water taps via a diesel generator and pump. Water collection containers also collect rainwater from the roof of the stable buildings for use.

Lighting to the stables is available via a small solar PV system.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are unaware of any wayleaves or easements affecting the paddock.

Basic Payment Scheme

The land is not registered for the BPS.

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.

Sporting and Mineral Rights

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

VAT

The purchase price is not subject to VAT.

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

York City Council, West Offices, Station Rise, York YO1 6GA
t: 01904 551550

Method of Sale

For Sale by Private Treaty.

Anti-Money Laundering Regulation

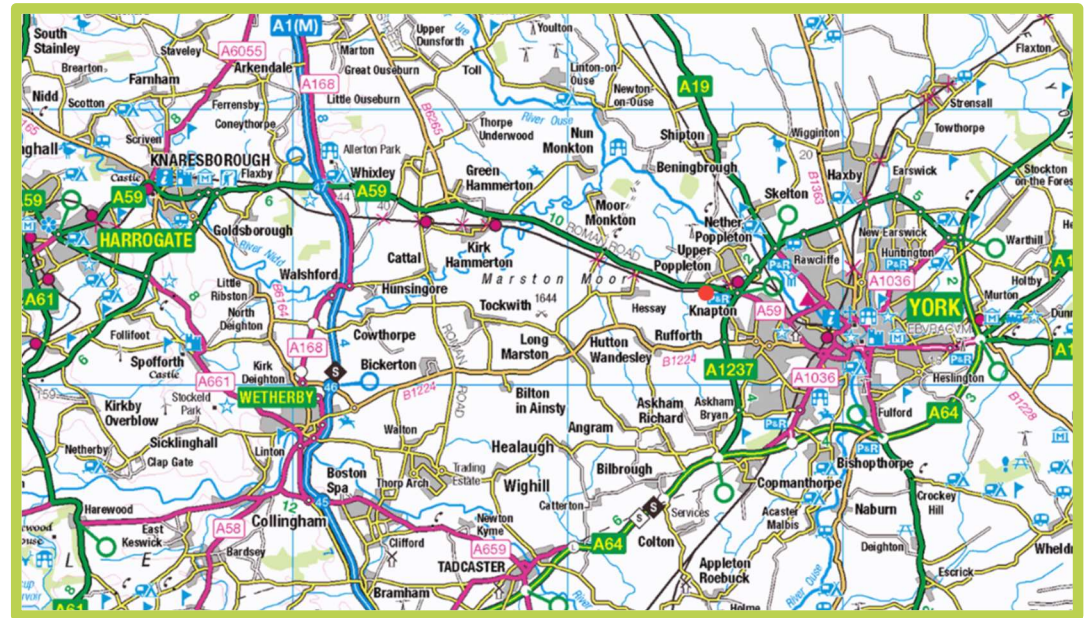
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

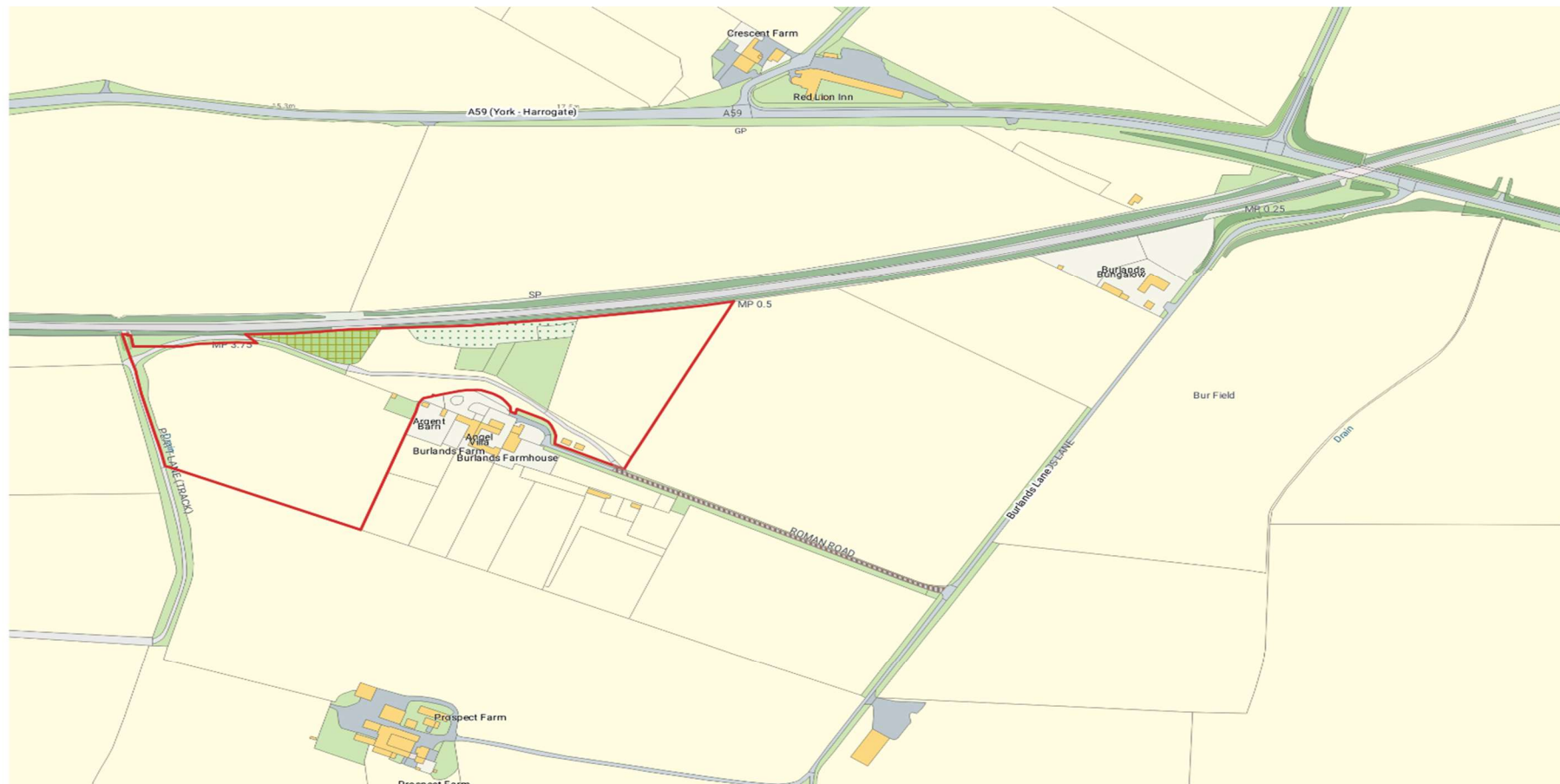
Vendor's Solicitor

TBC

Agent Contact

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Scale 1:3000 (at A3)

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