



7.83 Acres (3.17ha) of Farmland at Alne, York

StephensonsRural

SR
Est. 1871

Farmland extending to 7.83ac South west of the village of Alne near Easingwold.

**Guide Price:
£80,000**

Location

The land is located on the North side of the Helperby Road just to the south west of the village of Alne which is approximately 4.5 miles south west of Easingwold and 12 miles north of York

Description

A single field predominately in arable cropping and which would also be suitable for grassland, or for planting trees. The land is a sandy loam soil which becomes heavier to the northern end. The northern boundary adjoins the River Kyle and this part near the river can flood in times of extreme rain.

Access

The field has road frontage to the Helperby Road on the southern boundary.

Services

The field is not connected to any services.

Tenure

Freehold with vacant possession on completion.

Public Rights of Way

There are no public footpaths crossing the Land.

Wayleaves and Easements

We are not aware of any other wayleaves or easements which cross the land.

Basic Payment Scheme (BPS)

The land has previously been included in the Basic Payment Scheme. No Entitlements are included in the sale.

Field number on the rural land register: SE4965 1913

Nitrate Vulnerable Zone (NVZ)

The land lies within a Nitrate Vulnerable Zone on the Environment Agency records.

Sporting and Mineral Rights:

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

Overage

The land is sold without overage.

Directions

From the centre of Alne village head south on Church Wind or Monk Green, and leaving the village cross over the River Kyle to the Alne crossroads. At the crossroads turn right towards Helperby and the field is between the second and third houses on that 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 for regular email updates.

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AD; Tel 01609 780780

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.

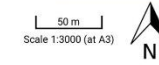
Agent Contacts

For further information please contact:

Rod Cordingley FRICS FAAV
T: 01904 489731 E: rlc@stephenson.co.uk



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