



6.76 acres of Pasture Lane at Goose Lane, Sutton on the Forest

StephensonsRural

SR
Est. 1871



6.76 acres of well fenced pasture land between the villages of Sutton on the Forest and Wigginton

Offers over:
£95,000

Location

The land is located to the south of the village of Sutton on the Forest and north of the village of Wigginton. The property lies off Goose Lane which is accessed off the B1363 providing excellent access to the City of York which is just 8 miles to the south.

What3Words

///achieving.tribune.scrub

Description

The land comprises 2 good sized paddocks suitable for a variety of purposes including equestrian, livestock grazing or amenity purposes. The land extends in total to approximately 6.76 acres (2.73 hectares). There is a temporary 2-bedroom static caravan on the land.

The land benefits from a private water supply from the neighbour and is well-fenced throughout.

Access

The land benefits from a good access directly on to Goose Lane.

Services

The land benefits from a private water supply from the neighbour.

Entry to the Land

The Purchaser is to be given entry to the Land at completion.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

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

Public Rights of Way

There are no Public Rights of Way over the land.

Basic Payment Scheme (BPS)

No Basic Payment Entitlements are included in the sale.

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.

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 Ln, Northallerton DL7 8AD

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

Harrowells Solicitors, Moorgate House, Clifton Moor Gate, York YO30 4WY
T: 01904 690111

Agent Contacts

For further information please contact:

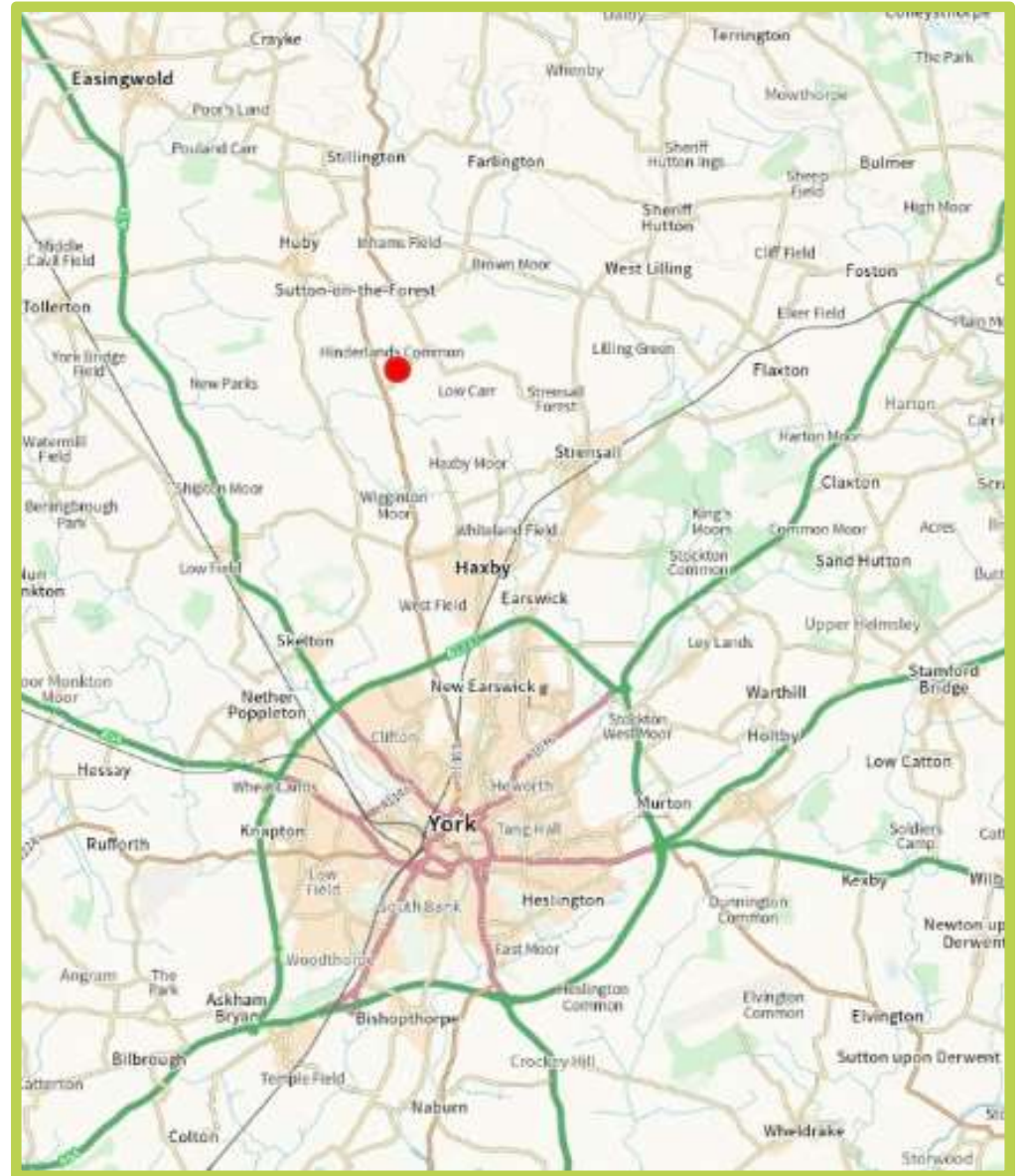
Johnny Cordingley MRICS FAAV or Lauren James BSc (Hons)
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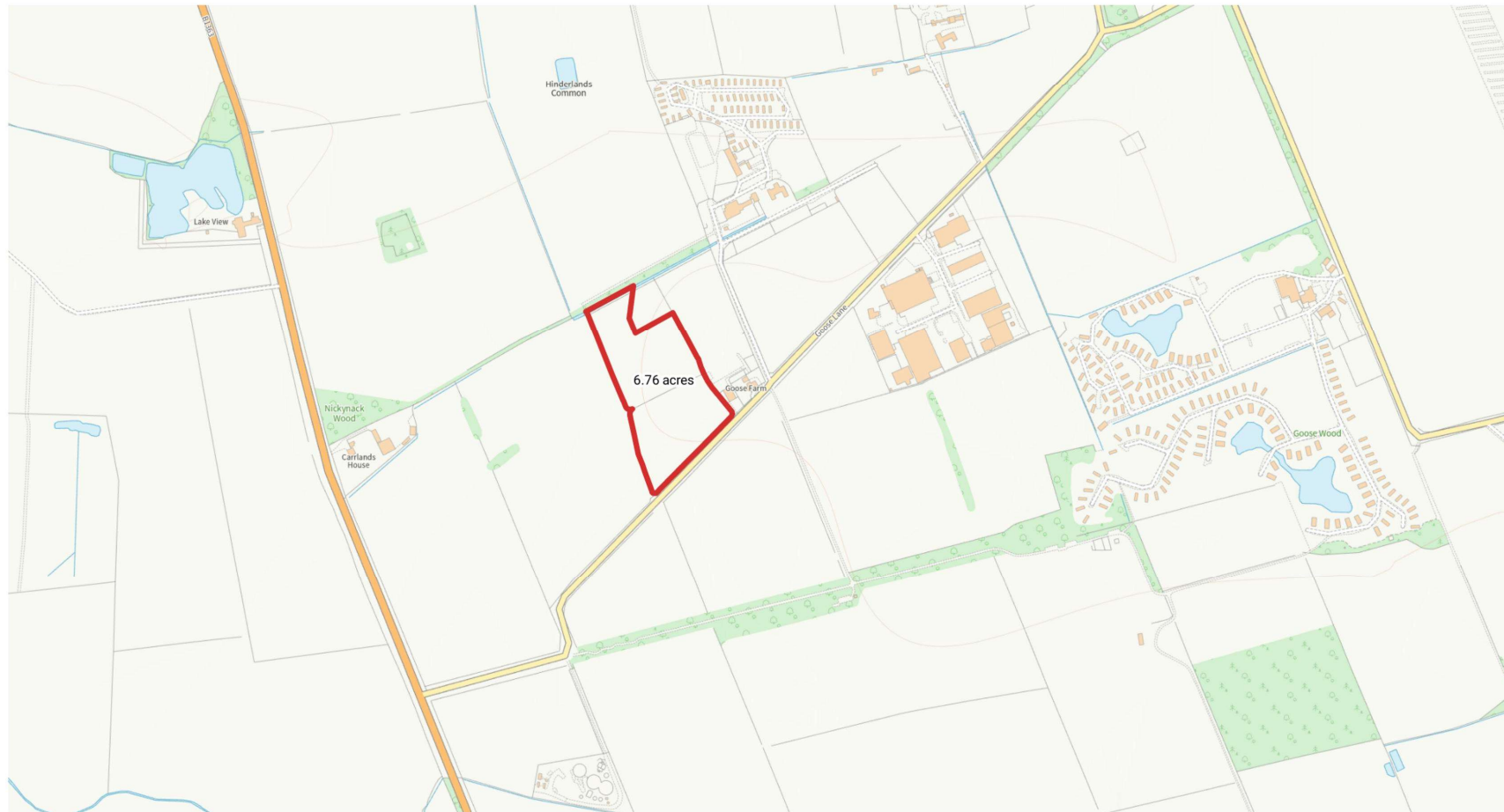
Land Schedule

NG Ref	Description	Area	
		Ac	Ha
NG9601	Pasture	6.76	2.73
Total:		6.76 ac	2.73 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.



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