



30.84 Acres (12.48 Ha) of Farmland at North Moor Road, Easingwold

StephensonsRural

SR
Est. 1871



30.84 Acres of farmland located close to the popular market town of Easingwold.

Offers Over
£ 10,000 per acre

Location

The land is situated approximately 1.5 miles north of the town of Easingwold and approximately 2.3 miles south of the village of Huthwaite. The land lies off North Moor Road which is accessed from the A19.

What3Words

///attracts.thud.sporting

Description

The land comprises two fields of agricultural land extending in total to 30.84 acres (12.48 hectares) of Grade 3 land with a shelter belt of hard-wood trees around the external boundary.

The soil falls within the Dunkeswick Series being slowly permeable, seasonally waterlogged fine loamy over clayey soils suitable for pasture or cereal cropping.

The boundary has been refenced with post and wire stock proof fencing in recent years.

Access

The land is accessed directly from North Moor Lane which runs along the northern boundary of the land.

Services

We are unaware of any services to the land.

Entry to the Land

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

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

There is an electric pylon that lies on the east boundary of the land.

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

Public Rights of Way

There is a Public Right of Way along the east boundary of the land.

Environmental Stewardship

The land is not within an Environmental Scheme.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does fall within a Nitrate Vulnerable Zone.

Sporting and Mineral Rights:

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

Viewing & Registration

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, Stone Cross, Rotary Way, Northallerton, North Yorkshire, DL6 2UU

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

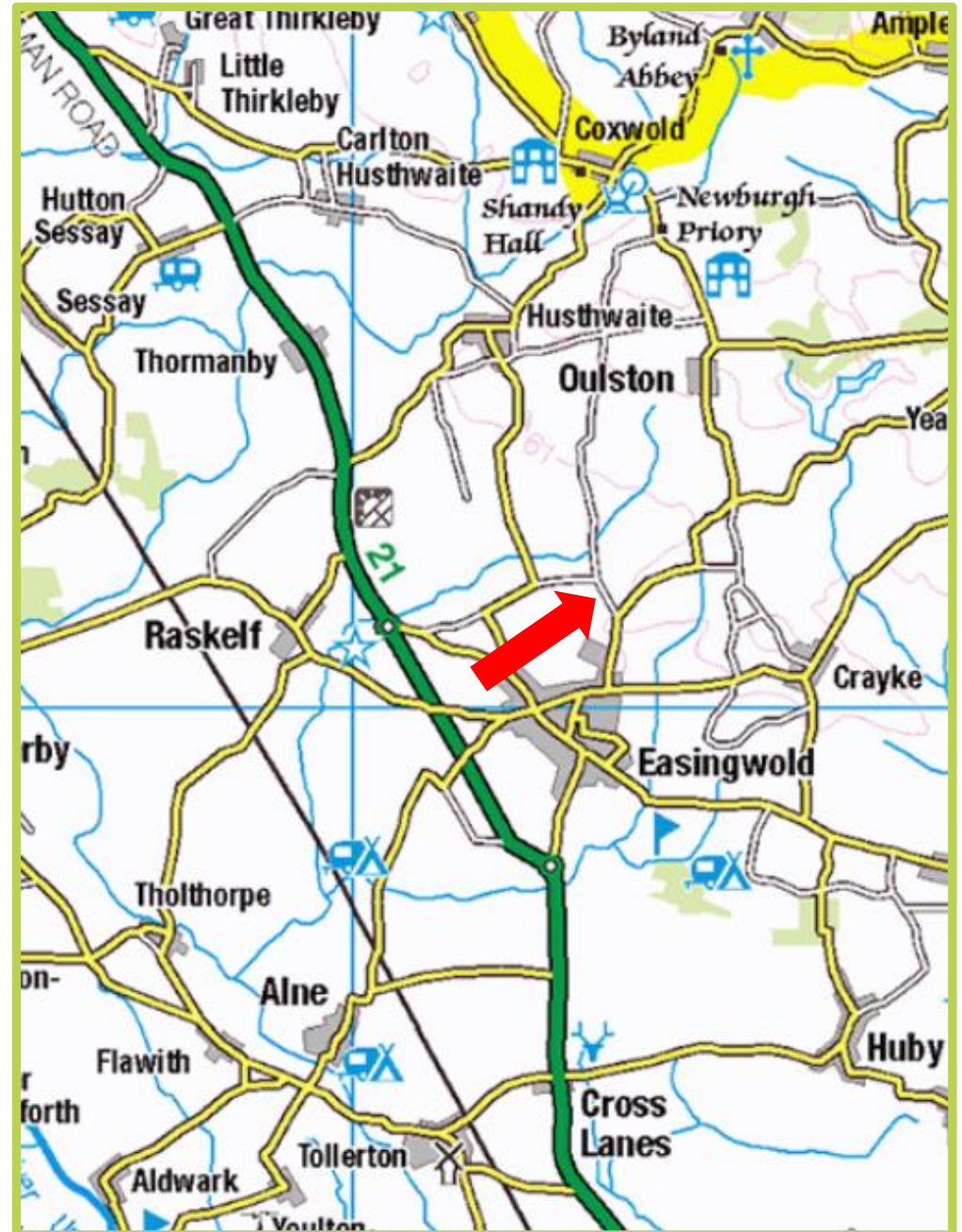
t: 01904 489731 m: 07801 685660 e: rlc@stephenson.co.uk

Lauren James BSc (Hons)

T: 01904 486707 e: lauren.james@stephenson.co.uk

Land Schedule

NG Ref	Description	Area	
		Ac	Ha
7148	Arable	30.84	12.48
Total:		30.84	12.48





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'sRural