

CLUBLEYS



43.54 Acres of Land off Low Lane, Swinton
Malton, North Yorkshire YO17 6SP
Guide Price - £450,000





DESCRIPTION

A productive block of arable land extending to 43.54 acres (17.62 hectares) or thereabouts, to the north of the village of Swinton.

The land is classified as Grade 3 on the DEFRA Provisional Land Classification Maps and the soils are of the Foggathorpe 2 soil series, being characterised as slowly permeable stoneless clayey and fine loam over clayey soils, suitable for cereals and grass. The land has the benefit of ditch and mature hedgerow boundaries.

LOCATION

The property is situated in a rural location to the north of the village of Swinton, approximately two miles west of Malton and fifteen miles north east of York.

There are good links to the B1257 Malton to Helmsley road, with nearby connections to the A64.

ACCESS

The land has good frontage to and access from Low Lane, accessed from East Street and West Street from the B1257.

SERVICES

We are not aware of any services connected to the land, however the provision of water can be made by separate arrangement with a neighbouring landowner.

NITRATE VULNERABLE ZONES

The land is not situated within a Nitrate Vulnerable Zone.



SCHEDULE OF LAND

<i>Parcel</i>	<i>Area (Ha)</i>	<i>Area (Ac)</i>	<i>Cropping</i>
SE7674 2010	4.9043 Ha	12.1185 Ac	Grass Ley
SE7674 2330	4.4852 Ha	11.0829 Ac	Grass Ley
SE7674 5020	7.7773 Ha	19.2177 Ac	Grass Ley
Access Track	0.4536 Ha	1.1208 Ac	
	17.6204 Ha	43.5400 Ac	

AGRI-ENVIRONMENT SCHEMES

The land is currently entered into a Sustainable Farming Incentive agreement which expires on 28th February 2030, generating a return of £9,374.81 per annum. A copy of the agreement can be made available upon request.

We understand that this agreement is non-transferrable to the purchaser at present, however we have made enquiries of the Rural Payments Agency to seek clarification as to whether this would be possible, if required.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights, in so far as they are owned, are included in the sale.

RESERVED RIGHTS

We are not aware of any reserved rights which affect the property.

DRAINAGE RATES

The land is located in the Vale of Pickering IDB and is liable for drainage rates.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is crossed by a 66kV overhead line with two associated pylons. We have not had sight of a wayleave agreement relating to this, but assume that one is in place.

We are not aware of any other wayleaves, easements or rights of way which affect the property, however the land is sold subject to, and with the benefit of, all existing rights of way, easements and wayleaves, whether referred to in these particulars or not.

PLANS, MEASUREMENTS & BOUNDARIES

The plans, areas and measurements provided are for guidance and subject to variation with the Title Deeds. It is the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

TENURE

The property is available freehold with Vacant Possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

The Vendor reserves the right to conclude the sale by any means.

GUIDE PRICE

The land is offered for sale with a guide price of £450,000.

VAT

It is understood that the property is not assessed for VAT and any offers made or on the basis that VAT will not be charged on the purchase price.

ANTI-MONEY LAUNDERING

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 Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

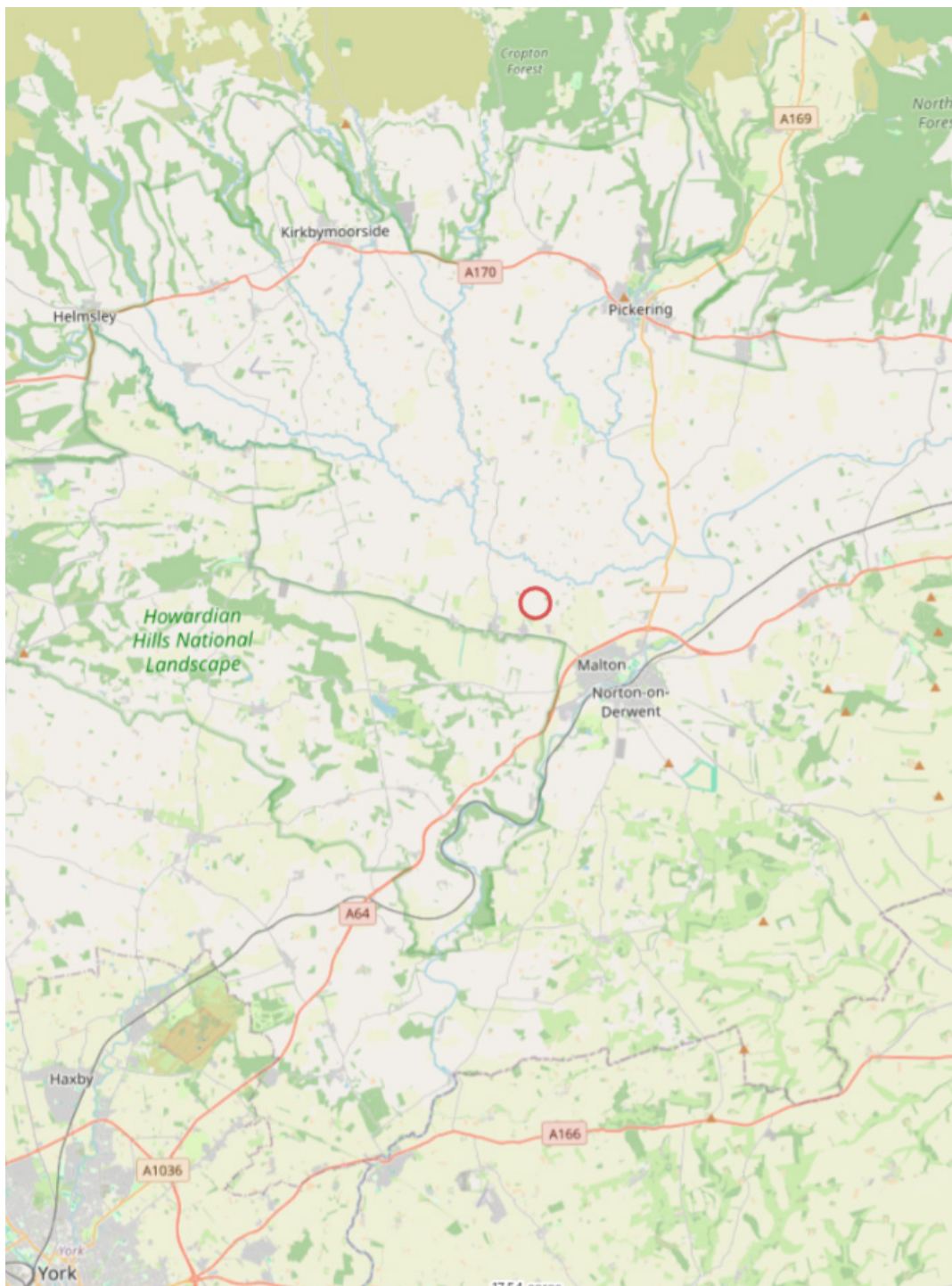
VIEWINGS

Anyone wishing to view the property should first register their interest with the Vendor's Agent. Consent will then be granted to view the land during daylight hours with a copy of these particulars to hand.

AGENT DETAILS

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