

9.45 Acres of Land off Carr Lane, Seaton Ross
Offered as a Whole or in Two Lots
For Sale by Private Treaty



Lot 2

9.45 ACRES (3.82 HECTARES) OF LAND OFF CARR LANE, SEATON ROSS

DESCRIPTION

A fantastic opportunity to purchase two parcels of agricultural land located on the edge of the sought after village of Seaton Ross, seven miles south of the Market Town of Pocklington and 15 miles south east of the City of York.

The land extends to approximately 9.45 acres and is offered for sale as a whole or in two Lots.

The land comprises two parcels of agricultural land which may be suitable for other uses including amenity and leisure, subject to obtaining the necessary consents.

Lot 1 4.66 acres benefiting from a mixture of hedgerow, mature tree and ditch boundaries. Lot 1 is accessed via a track directly off Carr Lane.

Lot 2 4.79 acres benefitting from frontage onto Carr Lane and bounded by a mixture of hedgerows, mature trees and ditches. Lot 2 benefits from frontage to, and access from Carr Lane.

DESIGNATIONS

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

SPORTING & MINERAL RIGHTS

Sporting rights and mineral rights insofar as they are owned are included in the sale.

RESERVED RIGHTS

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any 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.

TENURE

Freehold with Vacant Possession.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in two Lots.

GUIDE PRICE

The land is offered for sale with a guide price as follows:

- As a Whole (9.45 acres) Offers in Excess of £85,000
- Lot 1 (4.66 acres) Offers in Excess of £40,000
- Lot 2 (4.79 acres) Offers in Excess of £45,000

VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours with a copy of these details to hand.

VAT

Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable by the Purchaser.



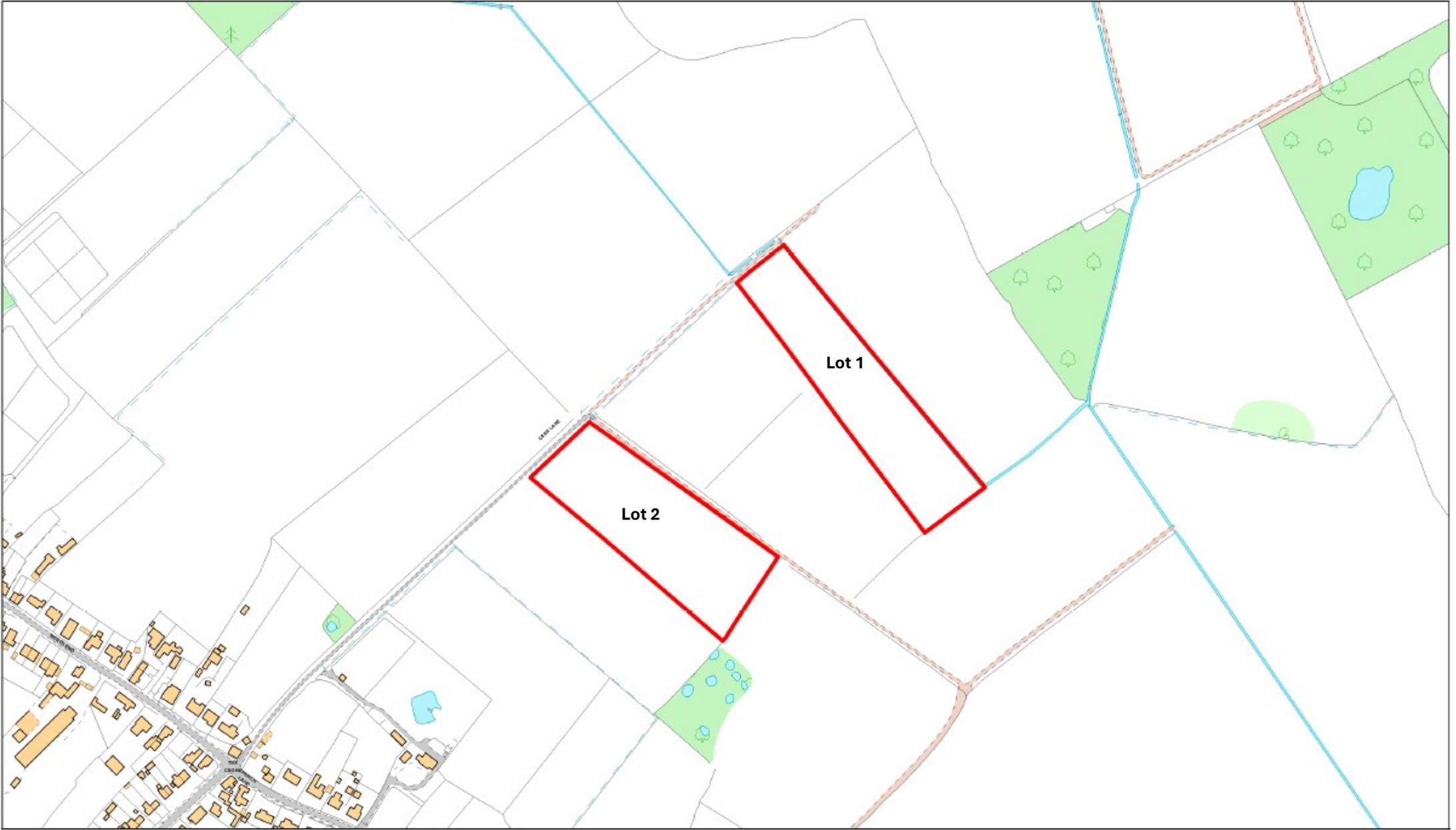
Lot 1



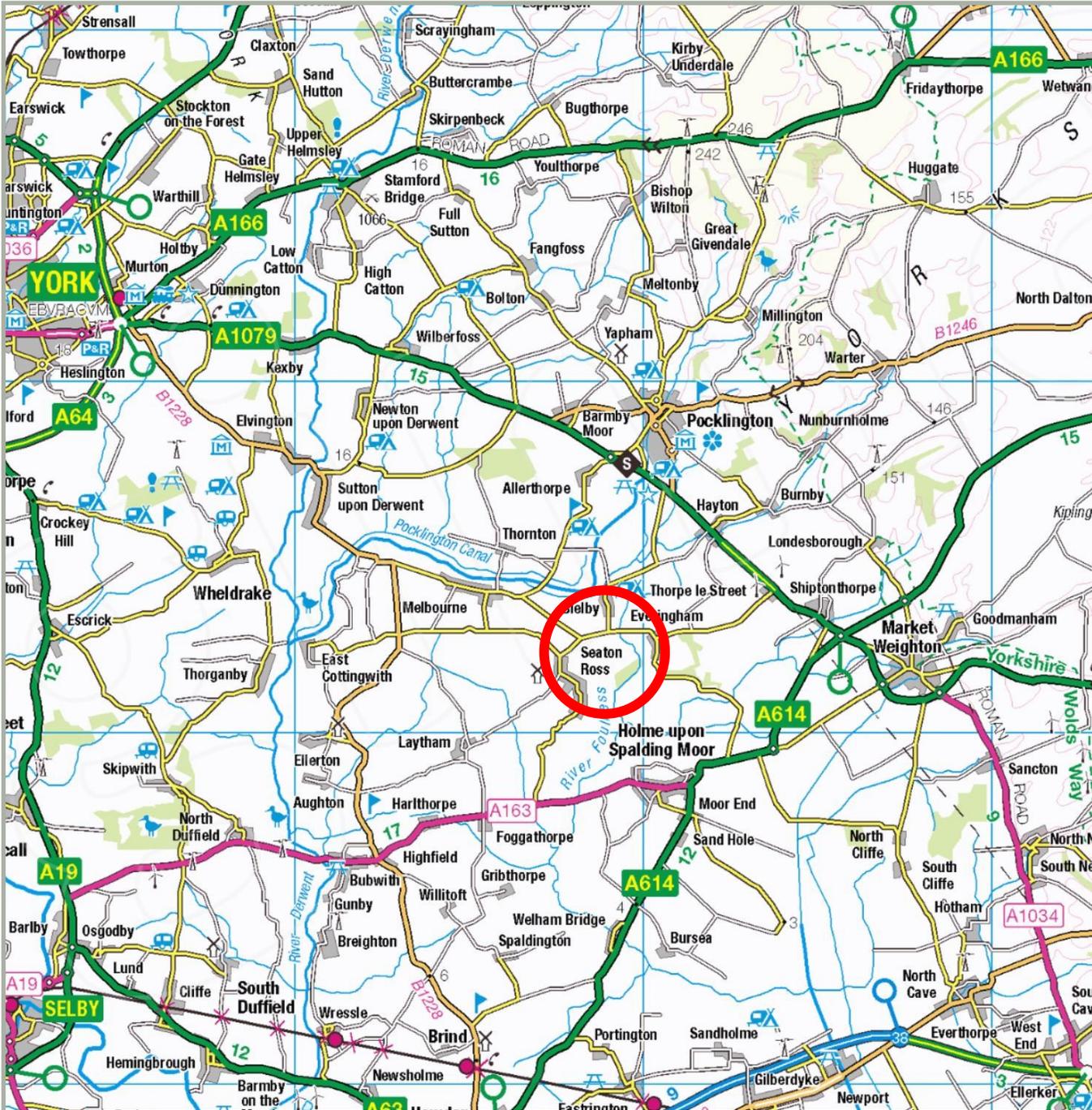
Lot 2



Lot 1



LOCATION PLAN



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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CAAV



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