

CLUBLEYS



6.13 Acres of Grassland and Ponds at West Haddlesey

For Sale by Private Treaty

Offers in the Region of £75,000



SITUATION

The property is located approximately half a mile west of the village of West Haddlesey, five miles south west of the Market Town of Selby and 11 miles north west of the Port Town of Goole.

DESCRIPTION

This sale presents a rare opportunity to acquire an attractive parcel of grassland and conservation land extending to approximately 6.13 acres, offered for sale as a whole.

The property includes a grass paddock extending to approximately 2.47 acres, benefitting from fenced boundaries. In addition, the land comprises a further 3.66 acres of grassland and conservation area, incorporating two established ponds extending to around 1 acre in total, together with approximately 2.66 acres of predominantly grassland and conservation habitat.

ACCESS

The land has road frontage to Birkin Lane with access off Marsh Lane via a right of way.

SERVICES

We are not aware of any services connected to the property.

TENURE

The Property is available Freehold with Vacant Possession upon completion.

SPORTING & MINERAL RIGHTS

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

DESIGNATIONS

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

RESERVED RIGHTS

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

There is a vehicular and pedestrian Right of Way over the track across the land marked blue on the plan in favour of the Environment Agency who own the land to the west.

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.

METHOD OF SALE

The land is offered for sale by Private Treaty.

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

GUIDE PRICE

The land has a guide price of Offers in Excess of £75,000.

WHAT3WORDS

///gains.pies.camcorder

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.

Interested Parties are asked to take particular care when viewing the ponds and under no circumstances should they enter the water.

VAT

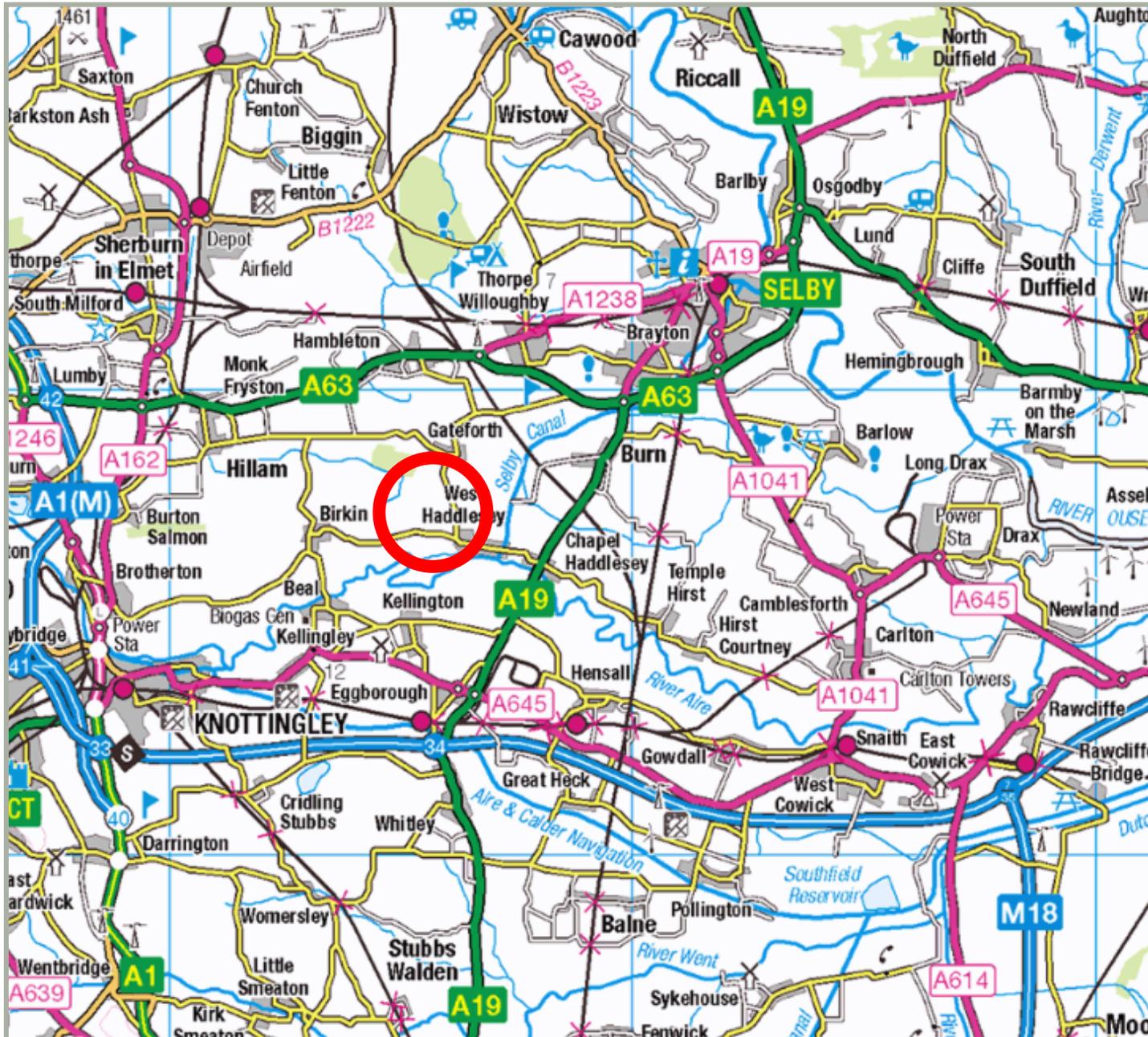
Any price quoted or discussed is exclusive of VAT, and as far as we are aware VAT is not applicable. In the event that a sale of the property becomes a chargeable supply for VAT, then such tax will be payable by the Purchaser.



6.13 ACRES OF GRASSLAND AND PONDS AT WEST HADDLESEY



LOCATION PLAN



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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CAAV



RICS®



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