

CLUBLEYS



1.460 Acres (0.591 Hectares) of Land
Stockton Lane, York YO32 9UD
Guide Price £30,000



THE LOCATION

The land is located approximately 1 mile south west of Stockton on the Forest, 1.5 miles north east of Heworth and less than a mile south of Hopgrove Roundabout, located within the A64 York Ringroad.

THE PROPERTY

1.46 Acres (0.591 Hectares) of grassland arranged in a single useful, well-shaped field, benefitting from road frontage off Stockton Lane.

The land benefits from hedgerow boundaries to three sides and post and rail fencing to the rear, with gate into neighbouring field. The occupant of the field behind has a right of access across the land shown coloured brown on the sale plan

The land is located within the York Greenbelt. The land is classified as Grade 3 on the Agricultural Land Classification and is located within Flood Zones 2 & 3.

ACCESS

The land is accessed from Stockton Lane.

SERVICES

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

NITRATE VULNERABLE ZONES

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.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any wayleaves or easements which affect the property. We are aware of a right of way afforded to the occupant of the land to the rear, across the access coloured brown on the sale plan.

TENURE

Freehold with Vacant Possession

RESERVED RIGHTS

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

METHOD OF SALE

The land is offered for sale by Informal Tender, with a tender deadline of 12 noon on Thursday 15th July 2021.

GUIDE PRICE

The land has a guide price of £30,000.

VIEWINGS

The property may be viewed during reasonable daylight hours with a copy of these details to hand.

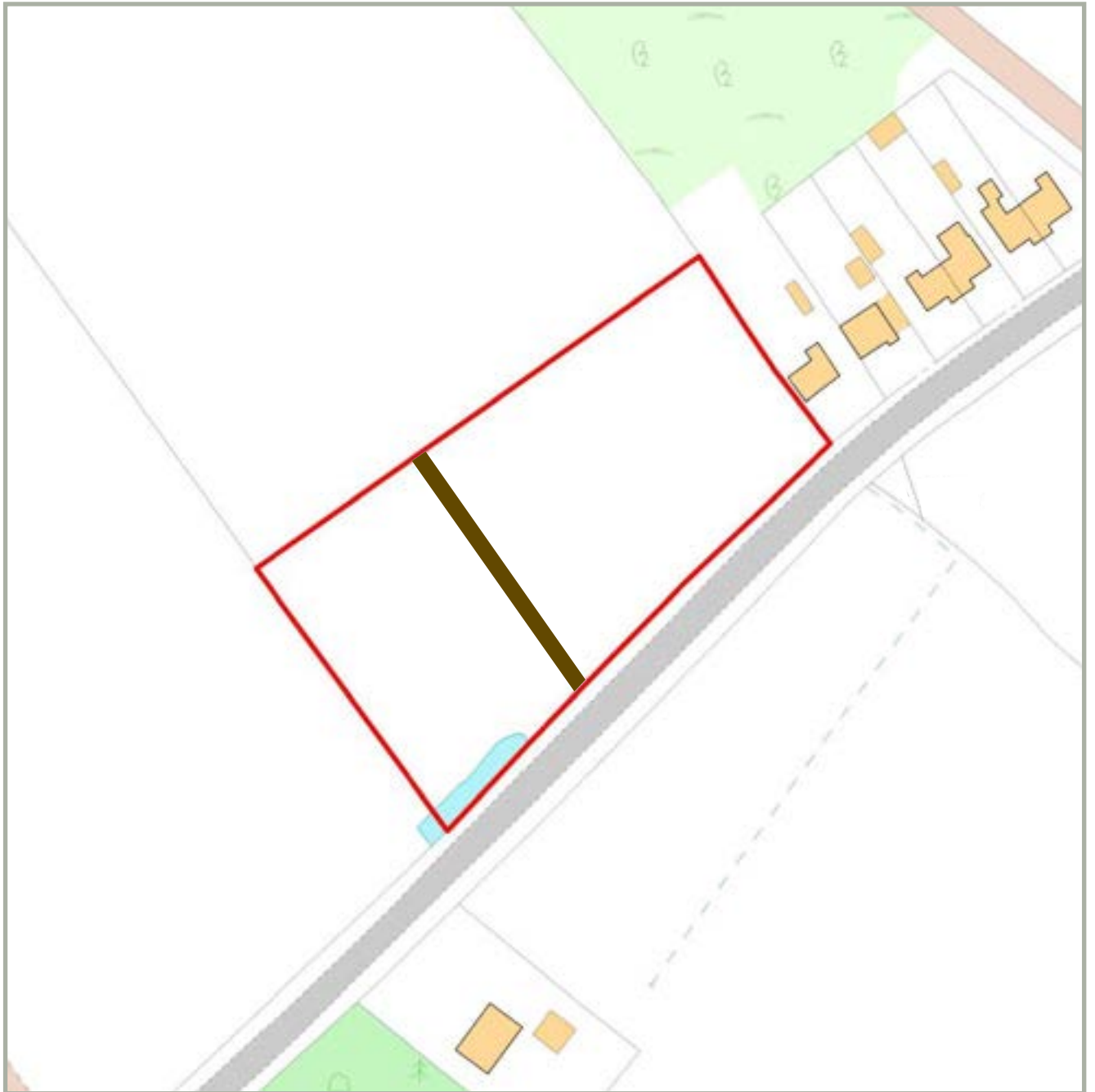
VAT

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 on top of the purchase price by the Purchaser.

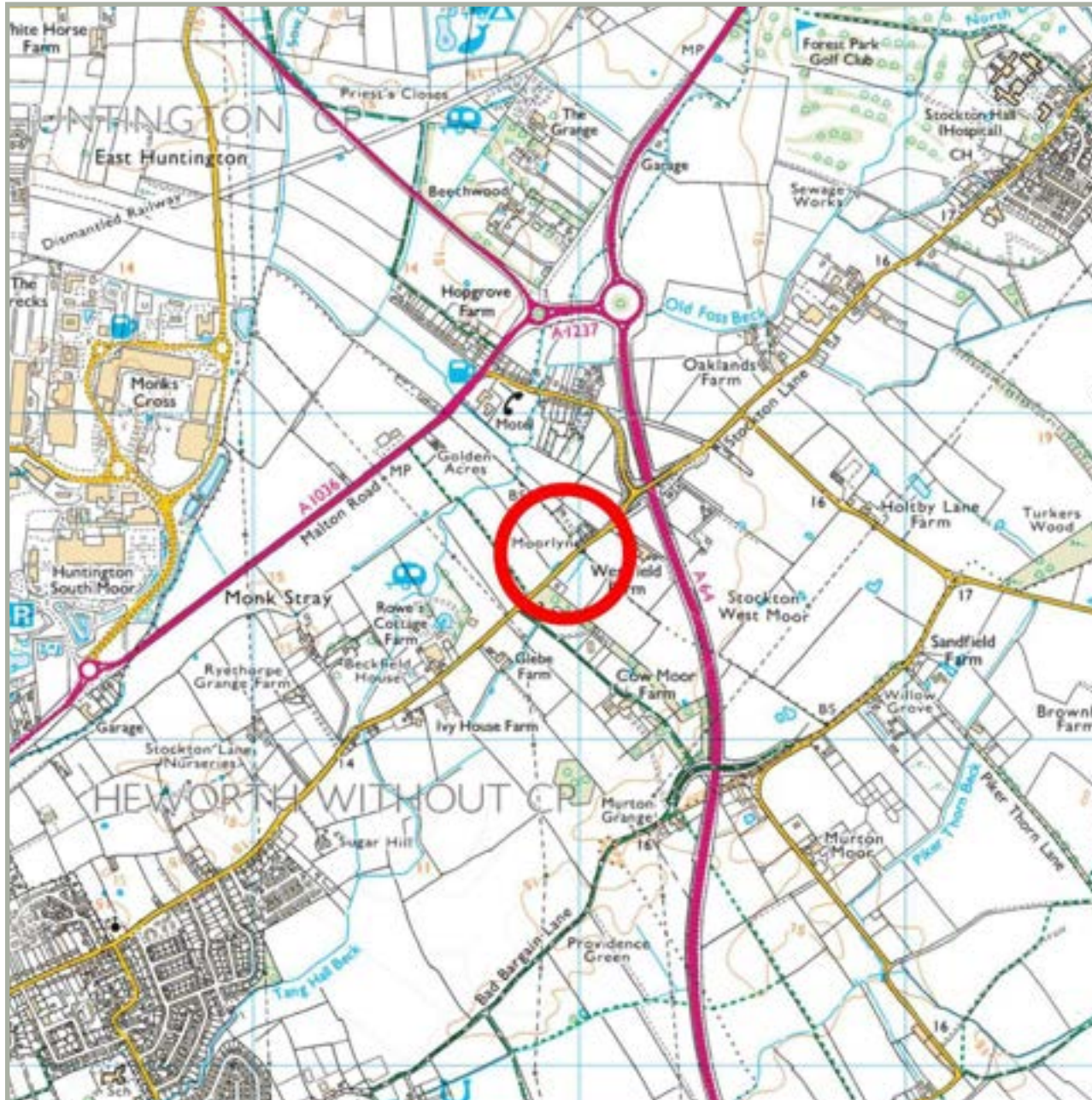




PLAN



LOCATION PLAN



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Estate Agents,
Letting Agents &
Auctioneers

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CAAV



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