

CLUBLEYS



38.48 Acres of Land at Bolton

For Sale by Private Treaty

Offers in Excess of £360,000



DESCRIPTION

A productive block of arable land extending to 38.48 acres (15.57 hectares) or thereabouts, located between the villages of Bolton and Wilberfoss. The land has the benefit of excellent road frontage onto and access from both Bolton Lane and Newbridge Lane and mature hedgerow and tree lined boundaries.

The land is classified as Grade 3 on the DEFRA provisional Land Classification maps and the soil is from the Blackwood soil series, being characterised as ‘deep permeable sandy and coarse loamy soils,’ suitable for ‘cereals, potatoes, sugar beet and some grassland’.

LOCATION

The land is conveniently situated to the south west of the village of Bolton, and to the east of the village of Wilberfoss.

The land is approximately 3 miles north west of Pocklington and 10 miles east of York.

The A1079 runs alongside Wilberfoss providing easy access to York heading west as well as Pocklington and Market Weighton to the east.

ACCESS

The land has road frontage to and access from both Bolton Lane and Newbridge Lane.

SERVICES

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

DESIGNATIONS

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

EARLY ENTRY AND HOLDOVER

Early entry by the Purchaser to establish the 2027 crops prior to exchange/completion may be agreed at the Purchaser’s own risk.

Holdover may be required to enable the harvesting of the crops currently growing on the land.

SPORTING & MINERAL RIGHTS

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

1— We are aware of an overhead line and associated telegraph poles located upon the property and assume that there is a wayleave agreement in place for these, however we have not had sight of the agreement.

2—We are aware that the Teeside to Saltend Gas Pipeline crosses the land.

The Land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not.

TENURE

The property is available Freehold with Vacant Possession upon completion.

METHOD OF SALE

The land 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 Offers in Excess of £360,000.

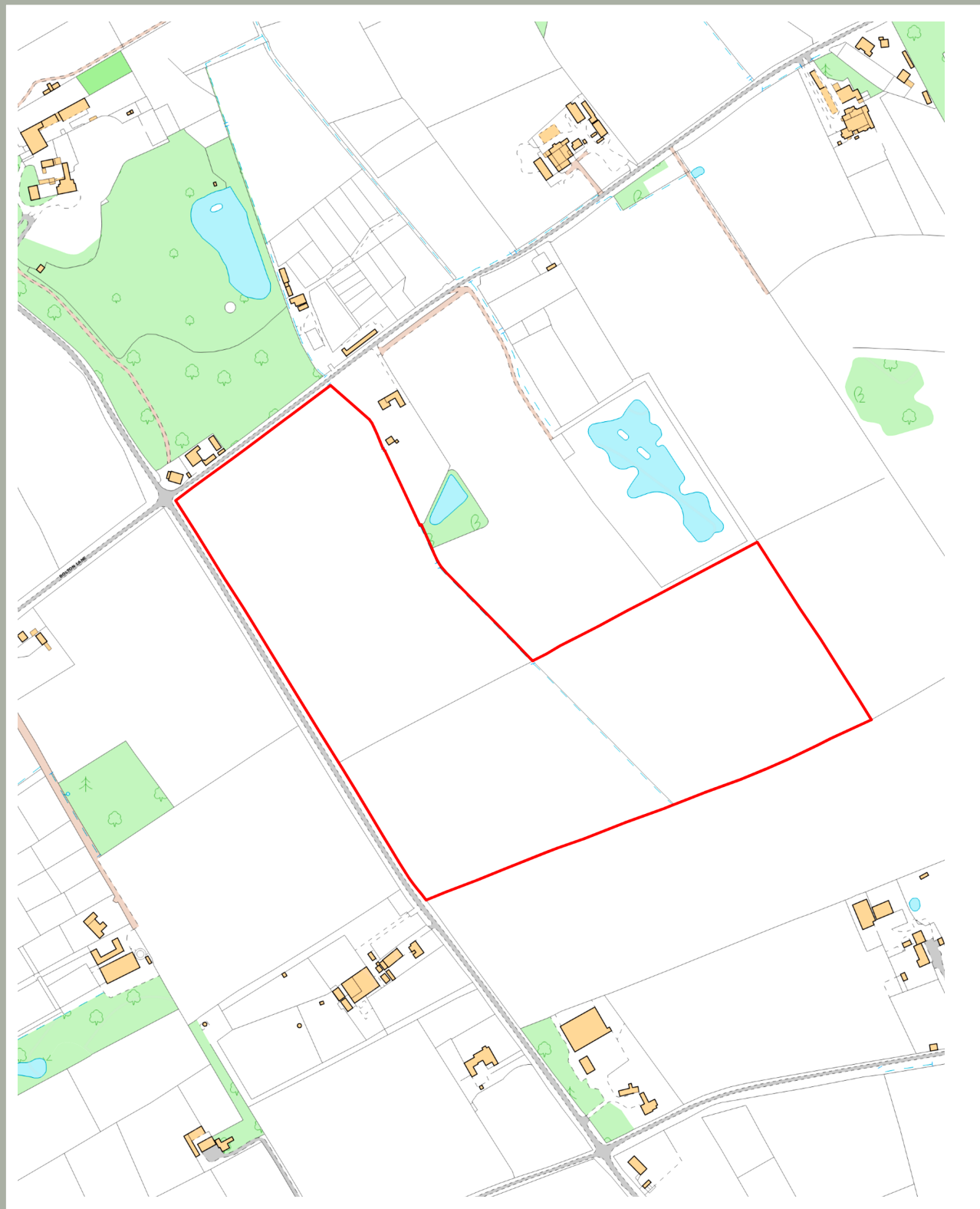
VIEWINGS

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.

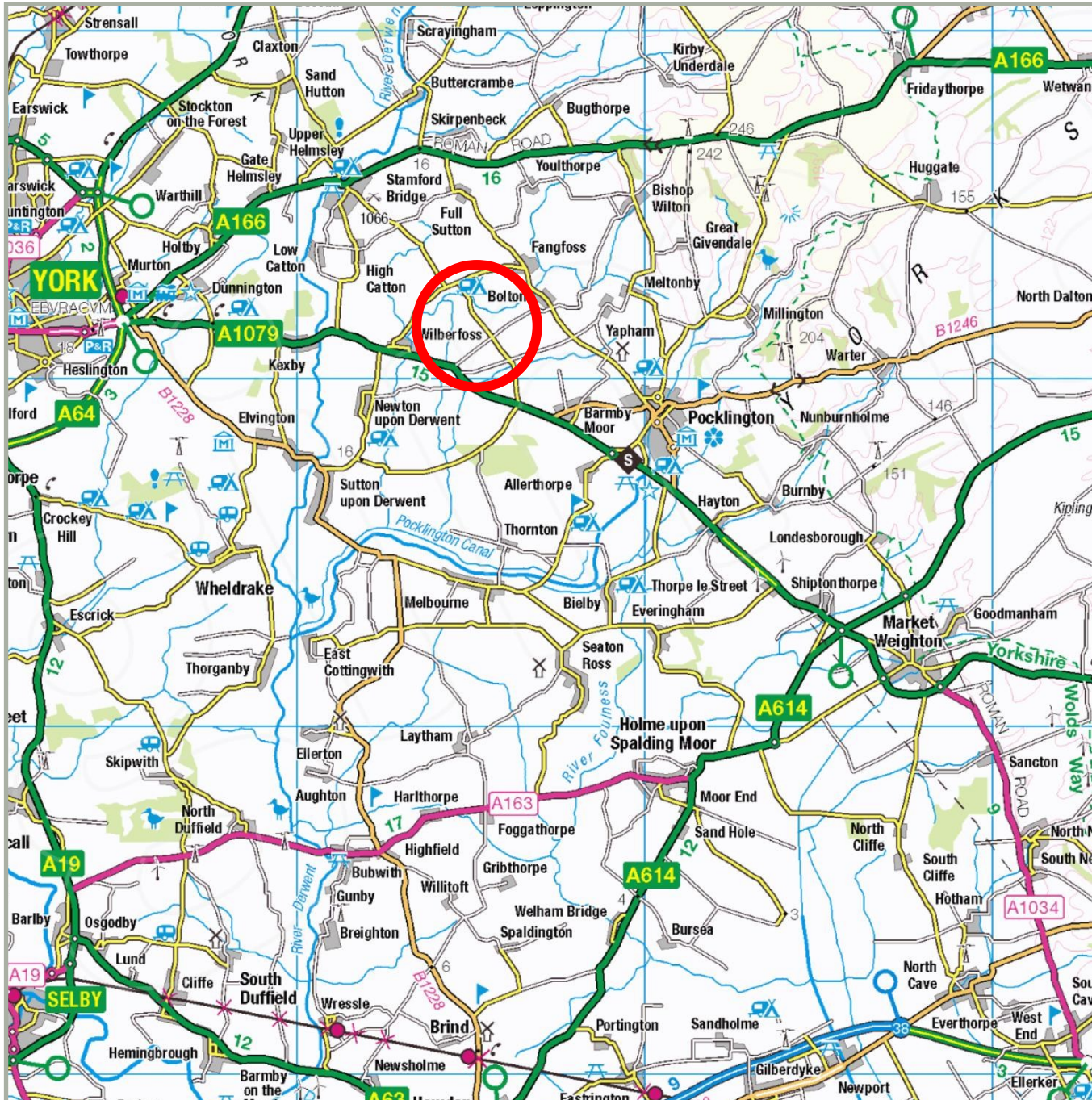
VAT

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.





LOCATION PLAN



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Market Weighton
York

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CAAV



RICS®



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