



Land off New Road

| Escrick, York

| **Carter Jonas**

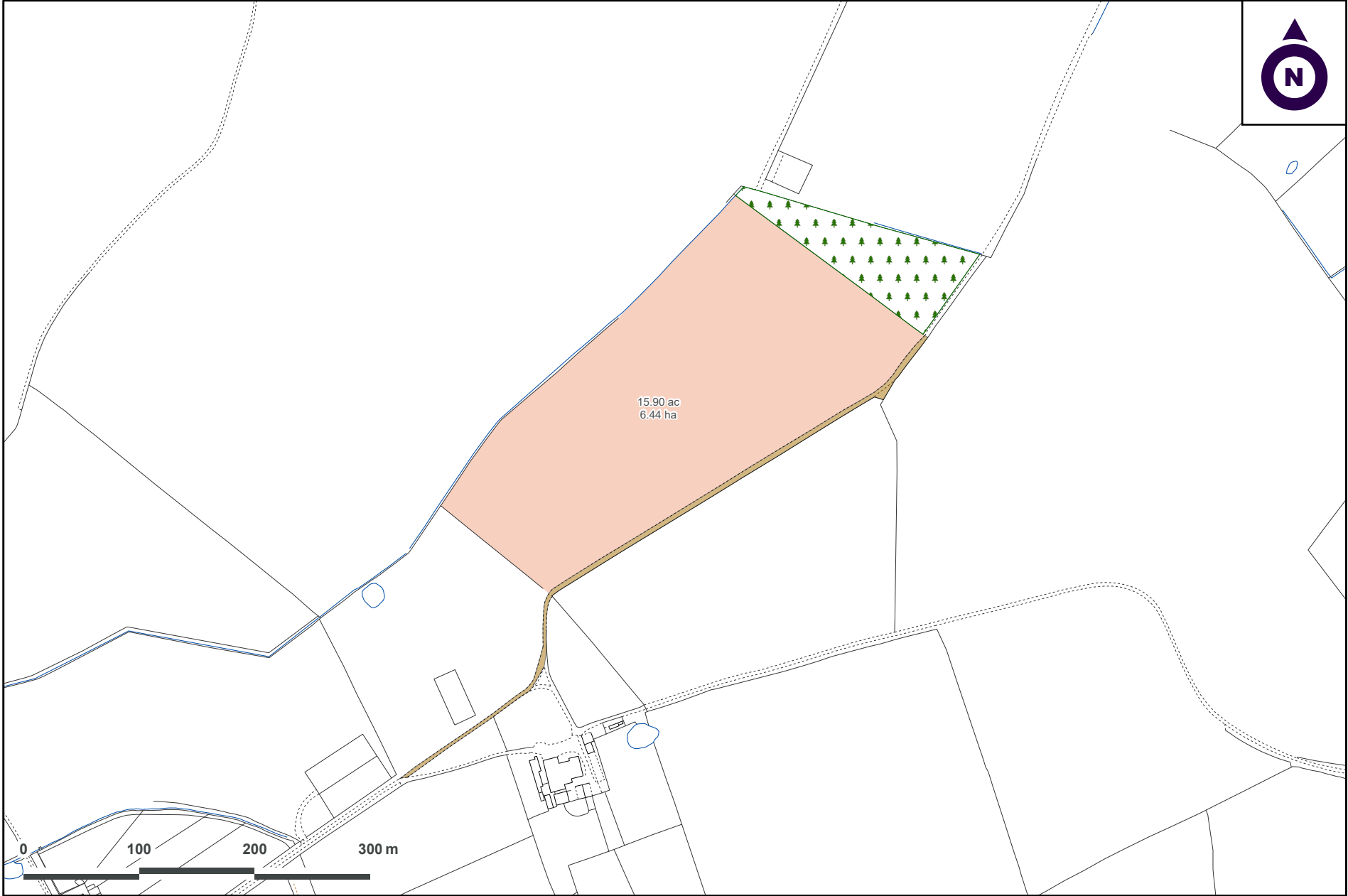
Land at New Road
Escrick
York
YO19 6EZ

Productive arable land extending
to 15.90 acres (6.44 hectares).

Grade 3 arable land extending in all to 15.90 acres
(6.44 hectares).

For sale by private treaty as a whole.

Carter Jonas



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Location

The land is situated on the northern periphery of Escrick village north of New Road.

The City of York is situated approximately 7.4 miles to the North with the town of Selby situated approximately 10 miles to the south.

Access to the A19 which connects York and Selby is within 2 miles.

Land

The land extends in all to approximately 15.90 acres (6.44 hectares) and is offered for sale as a whole.

Classified as being Grade 3 on the Ministry of Agriculture Land Classification Sheet, the land is used for arable cropping.

The underlying soil type is summarised as being predominantly part of the Blackwood soil series which is summarised as being a deep permeable sand and coarse loamy soil suitable for sugar beet, potatoes and cereals.

The land comprises a single regular shaped parcel with access rights along the track to the south, the land is accessed from New Road via a private right of way over third-party land.

Method of Sale

The property is offered for sale by private treaty as a whole.

If you have downloaded these particulars, please register your interest with the Harrogate office so that you can be kept fully informed as to how we propose to conclude the sale.

Tenure & Possession

The property is offered for sale freehold with vacant possession.

Overage

The land is sold subject to the residual term of an overage provision terminating 20th September 2025 requiring the purchaser to pay 50% of any uplift generated following the grant of planning permission.

Designations

The land is situated within a Nitrate Vulnerable Zone.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Sporting Timber & Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

carterjonas.co.uk

Offices throughout the UK

Health & Safety

All viewings are carried out at the sole risk. Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety. Neither the Vendor or the Vendor's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Local Authority

City of York Council
york.gov.uk

Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours whilst in possession of these particulars. Please inform Carter Jonas that you intend to view the land – 01423 707801.

Directions

From York head south on the A19 for 5.6 miles before turning left on New Road, continue 1.8 miles, the property is on the left. Postcode: YO19 6EZ



/// compounds.manly.land



Harrogate

01423 707801 | Sam.Johnson@carterjonas.co.uk

01423 707835 | Thomas.Hind@carterjonas.co.uk

Important information

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