

LAND AT CLIFFORD

Wetherby, LS23 6JW



GSC GRAYS
PROPERTY • ESTATES • LAND

LAND AT CLIFFORD

WILLOW LANE, WETHERBY, LS23 6JW

A SINGLE GRASS Paddock SITUATED IN THE POPULAR VILLAGE OF CLIFFORD WITH SCOPE FOR AMENITY AND EQUESTRIAN USE.

About 1.60 acres (0.64 ha)
FOR SALE AS A WHOLE



GSC GRAYS
PROPERTY • ESTATES • LAND

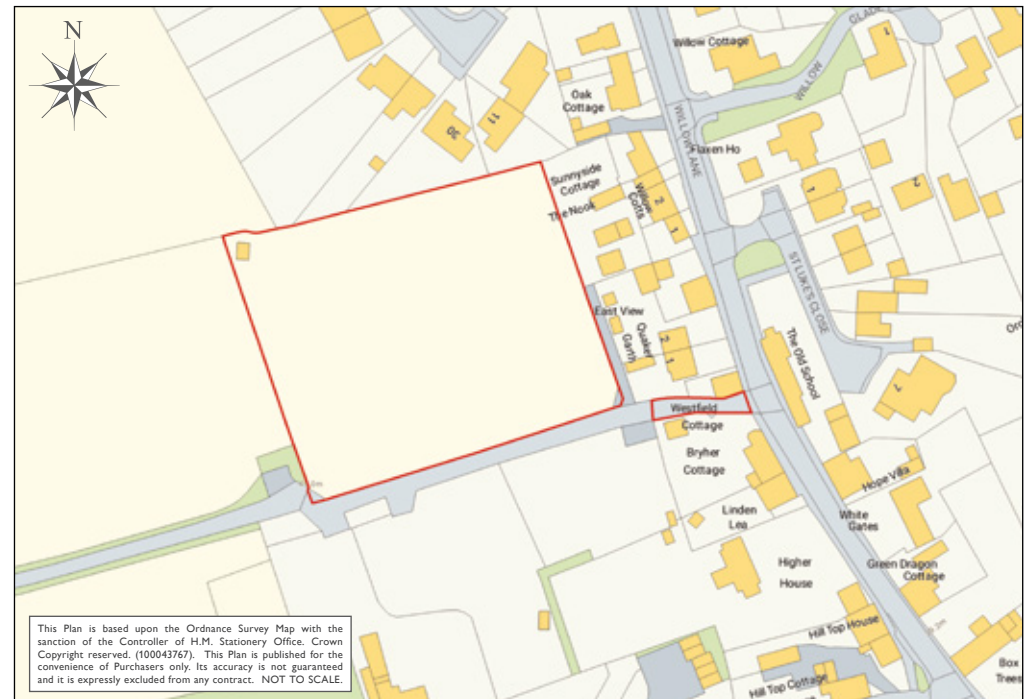
5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829217
www.gscgrays.co.uk
richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000
Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500
Kirkby Lonsdale
Tel: 01524 880320





Description

A grass paddock located within the desirable village of Clifford, extending to approximately 1.60 acres (0.64 ha).

The land is classified as Grade Two with freely draining, lime rich loam soils. It is generally level, lying between 40 metres to 44 metres above sea level and is bound by a combination of post and rail fencing and mature hedgerows.

The land is accessed off Willow Lane onto a privately owned track (partially owned by a third party). The land has scope for agricultural, amenity or equestrian use, subject to obtaining the necessary consents.

Overage Provision

The Vendor reserves the right to benefit from any uplift in value because of a change of use of any of the farmland by way of a clawback for a period of 50 years and retaining a 35% share of the increased value for a land use for any purposes other than equestrian or agricultural.

Basic Payment Scheme (BPS)

Any future de-linked payments will be retained by the Vendors.

Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

Nitrate Vulnerable Zone

The land lies within a groundwater and surface water Nitrate Vulnerable Zone (NVZ).

Tenure

The property is to be sold freehold with vacant possession.

Sporting Rights

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

Mineral Rights

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

Wayleaves, Easements and Rights Of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

There is a public footpath along the south of the field parcel and running along the access track, details of which can be seen on the North Yorkshire Public Rights of Way map.

Services

There are no public services connected to the property, as far as we are aware.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the plan.



CONDITIONS OF SALE

Purchase Price

Upon exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024

Photographs taken: July 2024

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

Directions

From the A1(M) take junction 45 on to the A659 towards Boston Spa. Follow the A659 for half a mile before turning right onto Clifford Moor Road. After 1 mile, the land will be on the right-hand side. The land will be identified by a GSC Grays for sale board.

what3words: ///convinces.bedding.wasps

Viewing & Health and Safety

By appointment through the Selling Agents by calling: 01748 829203.

Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around livestock or buildings.

Guide Price

£25,000