



Guide Price £115,000
(As a Whole)

- Grazing/Amenity Land
- Previous Equestrian Use
- Convenient Village Location
- Road Frontage

- Lot 1 – 3.58 acres (1.45 Ha)

Guide Price: £55,000

- Lot 2 – 3.74 acres (1.51 Ha)

Guide Price: £60,000

7.32 Acres (2.96 Ha) Of Land, Grafton Lane, Grafton, York, YO51 9QW

Two conveniently located parcels of grassland lying to the north of Grafton with road frontage and separate access to each parcel. Available as a Whole or in 2 Lots.

Lot 2



7.32 Acres (2.96 Ha) Of Land, Grafton Lane, Grafton, York, North Yorkshire, YO51 9QW

Boroughbridge 3 miles, Harrogate 11 miles, York 16 miles
(all distances approximate)

General remarks

An excellent opportunity to acquire approx. 7.32 acres of grassland in two parcels, extending to 3.58 acres and 3.74 acres respectively, situated in an accessible village setting.

Both parcels benefit from roadside access and mature hedgerow boundaries. There was a mains water supply connected to a trough situated in Lot 1, on the boundary between the parcels.

The land has more recently been cut for hay, but was previously used for equestrian purposes, with Lot 2 benefitting from a field shelter and a holding pen. There is also a small gate within the hedgerow boundary between the lots which has previously been used for moving horses between the fields.

Lot 1



Lot 1



Lot 2



Directions

Travelling north on the A168 from Walshford, approx. 1km past Rabbit Hill Business Park, take the right turn down Braimber Lane, signposted for Marton-cum-Grafton. Continue down Braimber Lane and take the left hand turn on to Hill Top, signposted for the Punch Bowl Inn. Follow this road through the village of Marton, where it becomes Grafton Lane. Continue to follow Grafton Lane through the village of Grafton. As you leave Grafton, the fields are on your right.

Lot 2 is the first field on the right-hand side, nearest the village. A Lister Haigh For Sale board identifies the second gateway of the two from Grafton Lane into this parcel. Lot 1 is the neighbouring field accessed further along Grafton Lane and is identified by another Lister Haigh For Sale board at the gateway.

Lot 1 gateway – what3words: saving.swoop.slid

Lot 2 gateway – what3words: newsstand.repaid.heartened

Local Authority

North Yorkshire County Council – Harrogate area
Civic Centre, St Lukes Avenue, Harrogate, HG1 2AE
Tel: 0300 131 2 131
www.northyorks.gov.uk

Method of Sale

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Tenure & Occupation

The property is sold freehold and vacant possession will be available upon completion of the sale.

Wayleaves, Easements & Rights of Way

The property is sold subject to all rights of way, public and private, which may affect the property. We are informed **that** a sewer pipe crosses Lots 1 and 2. There is a chamber in each Lot.

The south-east area of Lot 1 is unfenced to a small area of land which we are informed is owned by Yorkshire Water. This area has been used with the field for many years and no payment has been requested.

Sporting & Mineral Rights

According to the Land Registry Title, Lot 1 does not include the mining and mineral rights and Lot 2 does not include the sporting or mining and mineral rights.

Development Value

The property will be sold subject to a development overage clause. If the land obtains planning consent for development other than Agricultural or Equestrian use within the next 25 years the vendor will be entitled to receive 50% of the increase in value.

Nitrate Vulnerable Zone (NVZ)

The land lies within an NVZ.

Environmental Schemes

The land is not currently subject to any Environmental Schemes.

Services

We are informed that there was a mains water supply to the trough located in Lot 1 on the boundary between Lots 1 and 2. This has not been used for some years.

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/collections/flood-risk-information)

Viewing

The land may be viewed on foot at any reasonable time during daylight hours, whilst in possession of these particulars but only having previously notified the agent's office.

Agent Contacts

For further information please contact:

Catherine Johnston MRICS FAAV or James Neilson-Clark Bsc (Hons) on 01423 860322 or by email.
catherinejohnston@listerhaigh.co.uk
jamesneilsonclark@listerhaigh.co.uk

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

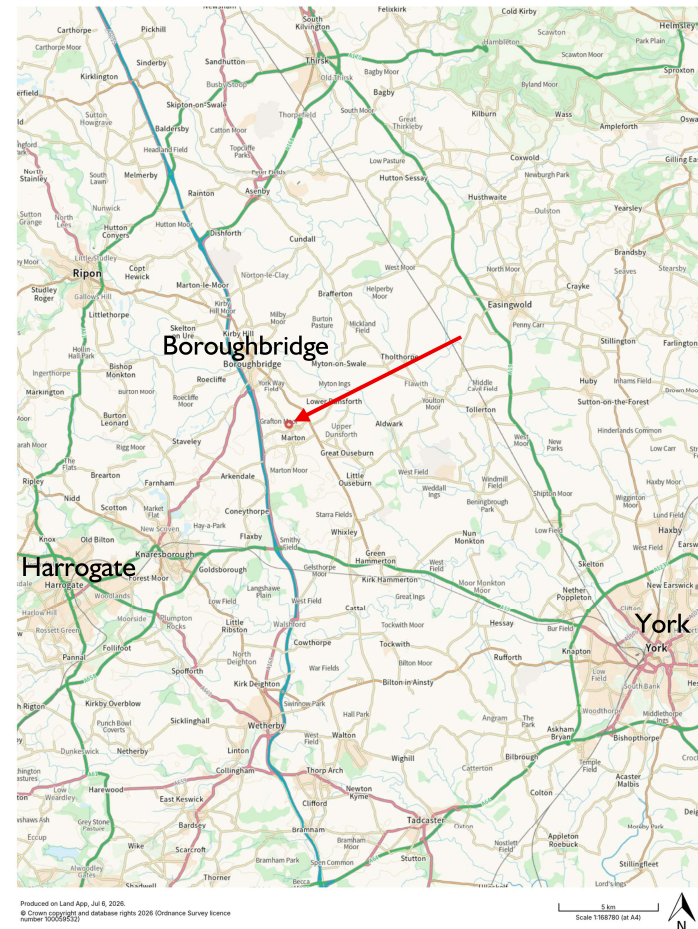
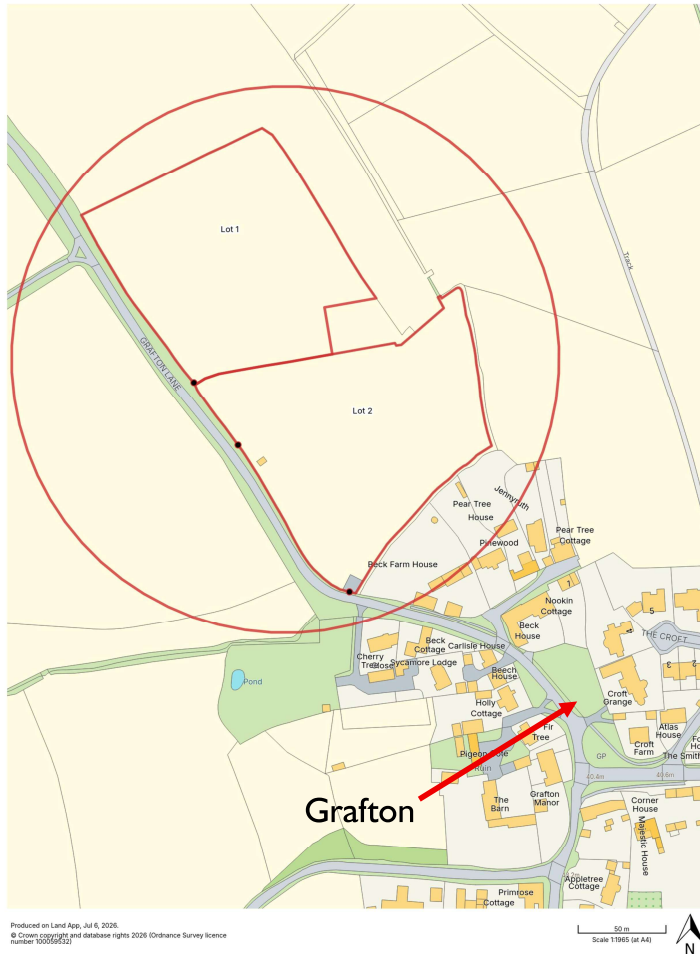
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260073

Location Plans



Disclaimer Lister Haigh is a trading name of Dacre son & Hartley Ltd 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Lister Haigh's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Lister Haigh is a registered trademark.

Contact us



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