



Land at Blind Lane
Tockwith, York, North Yorkshire

For the finer things in property.



Land at Blind Lane Tockwith, York, North Yorkshire, YO26 7QJ

A rare opportunity to purchase an attractive parcel of good quality arable land with road frontage on the edge of the popular village of Tockwith close to Wetherby and York.

A1 Junction 5 miles, Tockwith 0.7 miles, Wetherby 6 miles, York 10 miles, Harrogate 12 miles.

About 86.85 (35.14 ha) in total

For sale as a whole or in two lots

The Land

The land measures approximately 86.85 acres (35.14 ha) as a whole and is situated amidst attractive rolling countryside close to the village of Tockwith and within easy reach of the larger centres of Wetherby, Harrogate and York. The land for sale is arable and part of a traditional rotational system. According to the Soil Survey of England and Wales the land is classified as being of mostly of the 'Foggathorpe 2' series, which is a slowly permeable, seasonally waterlogged stoneless fine silt over clayey soils suitable for cereals and grassland and partly of the 'Wharfe' series, which is a deep stoneless permeable loam suitable for cereals and potatoes.

Lot 1 (Pink) Guide Price: £965,000

Comprising about 76.88 acres (31.11 ha) of good quality, relatively flat and level Grade 3 arable land with direct road frontage to the East. It should be noted that some of this land falls within the designated area of a Nitrate Vulnerable Zone (NVZ) and is also in an area of flood risk, but flood defences are in place.

Lot 2 (Green) Guide Price: £200,000

Comprising about 9.97 acres (4.03 ha) of good quality, relatively flat and level Grade 3 arable land that has the benefit of road frontage. It should be noted that some of this land falls within the designated area of a Nitrate Vulnerable Zone (NVZ).

Overage Clause

Lot 2 is being sold subject to an overage provision made in favour of the current owner. This payment is triggered upon the grant of planning permission for any other use other than the current agricultural use and details are available on request from the Vendor's Agents.

General Remarks and Stipulations

Method of Sale: The land is offered for sale as a whole or in two lots by private treaty with vacant possession.

Tenure and Possession: The land is offered for sale freehold.

Guide Price: £1,165,000 for the whole.

Services: There are currently no services to the land. Prospective purchasers should however make their own enquiries of the relevant utility providers for the possible provision of services.

Wayleaves, Easements and Rights of Way: The land is sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: We understand that the land is registered with the Rural Payments Agency under the Basic Payment Scheme. However there are no entitlements included in the sale.

Mineral and Sporting Rights: The mineral and sporting rights are included in the sale, in so far as they are owned.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land being sold.

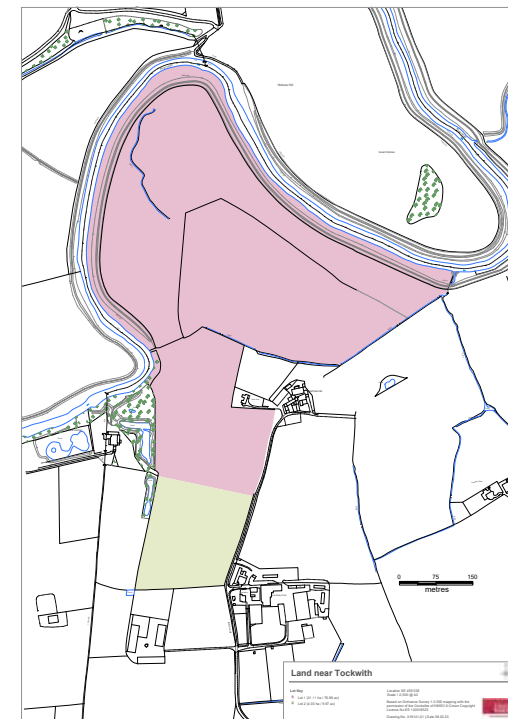
Local Authority: Harrogate Borough Council, Civic Centre, St Lukes Avenue, Harrogate HG1 2AE. 01423 500600.

Health and Safety: Given the potential hazards of working farms and farmland we ask you to be as vigilant and careful as possible when making your inspection. Beware of moving vehicles and keep away from machinery. The ground may also be uneven, slippery and possibly potholed where cattle have been grazing or tractors working.

Postcode: YO26 7QJ

What3Words: droves.detained.universes

Viewing: Strictly by confirmed appointment with the Vendor's agents.



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