

Dacre, Son & Hartley

Agricultural Sales & Management



Guide Price: Offers in Excess of
£70,000

- Productive grassland
- 5.88 acres (2.38 hectares)
- Road frontage access to Sir Johns Lane
- Suitable for agricultural or equestrian use
- Village edge location

Valuable Freehold Grassland

Sir Johns Lane, Sherburn in Elmet, Nr. Leeds

An excellent opportunity to purchase grazing land on the outskirts of Sherburn in Elmet and containing the site of a Scheduled Ancient Monument to the north of the Parish Church.

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Land at Sir Johns Lane, Sherburn in Elmet, Nr. Leeds

Price Guide: Offers in Excess of £70,000

An excellent opportunity to purchase productive grass pasture in a village edge location suitable for agricultural or equestrian use.

Method of Sale

The land is being offered for sale as a whole by private treaty although the Vendors reserve the right to conclude the sale by any other means at their discretion.

Tenure & Possession

The land is for sale Freehold with vacant possession on completion.

Boundaries

The boundaries are shown edged red on the attached plan and, where known, the repairing liabilities are shown with an inward facing T on the side of the boundary with which the liability rests. There is currently no boundary on the north side of the land and the purchaser will be required to erect a stock proof boundary within 3 months following the purchase and thereafter to maintain it in stock proof condition.

Sporting & Mineral Rights

Sporting Rights are understood to be included in the Freehold and will be included in the sale. Mineral Rights are reserved from the Title with provision for compensation in the event of damage being caused by working of minerals.

Access

Access is available from the frontage to Sir Johns Lane on the eastern boundary of the land.

Services

There are currently no mains services connected to the land and interested parties are advised to make their own enquiries of the statutory undertakers to establish the availability of services if required.

Environmental Schemes & Entitlements

None of the land is currently entered into any Environmental Stewardship Schemes.

The land has been previously registered for the Basic Payment Scheme by the Vendors but no Entitlements will be included in the sale. Entitlements may be purchased separately if required.

Scheduled Ancient Monument

The land is listed as a Scheduled Ancient Monument under List Entry No. 1017486. The monument, known as Hall Garth, contains a number of earthworks and is identified as the site of a palace built on land given by King Athelstan to the Archbishop of York. The listing description states that Athelstan was the first king to have control over all of the English after overthrowing the Scandinavian Kingdom of York in 927. The land is believed to be the site of a former Bishops palace used for four centuries by the Archbishops of York and was a high status site, subsequently used as a hunting lodge by the Archbishops. The land is, therefore, steeped in local history and a nationally important site.

Overage Agreement

The land is sold subject to an existing Overage Agreement to provide that in the event of any Planning Consent being granted other than for agricultural or equestrian use within 40 years from the date of sale, the owner at the time will be required to pay a sum equivalent to 50% of the uplift in value resulting from the grant of the Planning Consent to a previous owner. The payment will become due on the earlier of implementation of the Planning Consent, sale of the land with the benefit of the Planning Consent or 12 months from the date upon which the Planning Consent is granted.

Plans & Areas

The attached plan and specified areas are based on the Ordnance Survey and are included for reference only. They have been checked by the Vendors agents and the Purchasers will be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. All boundaries, dimensions and areas are subject to verification from the Title Deeds.

Viewing

The land may be viewed at any reasonable time during daylight hours when in possession of these particulars. Interested parties are requested to ensure that gates are left closed at all times.

Agents Notes

The land will be sold subject to all rights of way, water, sewerage, support, wayleave or other easements and to all charges connected with or chargeable on it whether mentioned in these particulars or not.

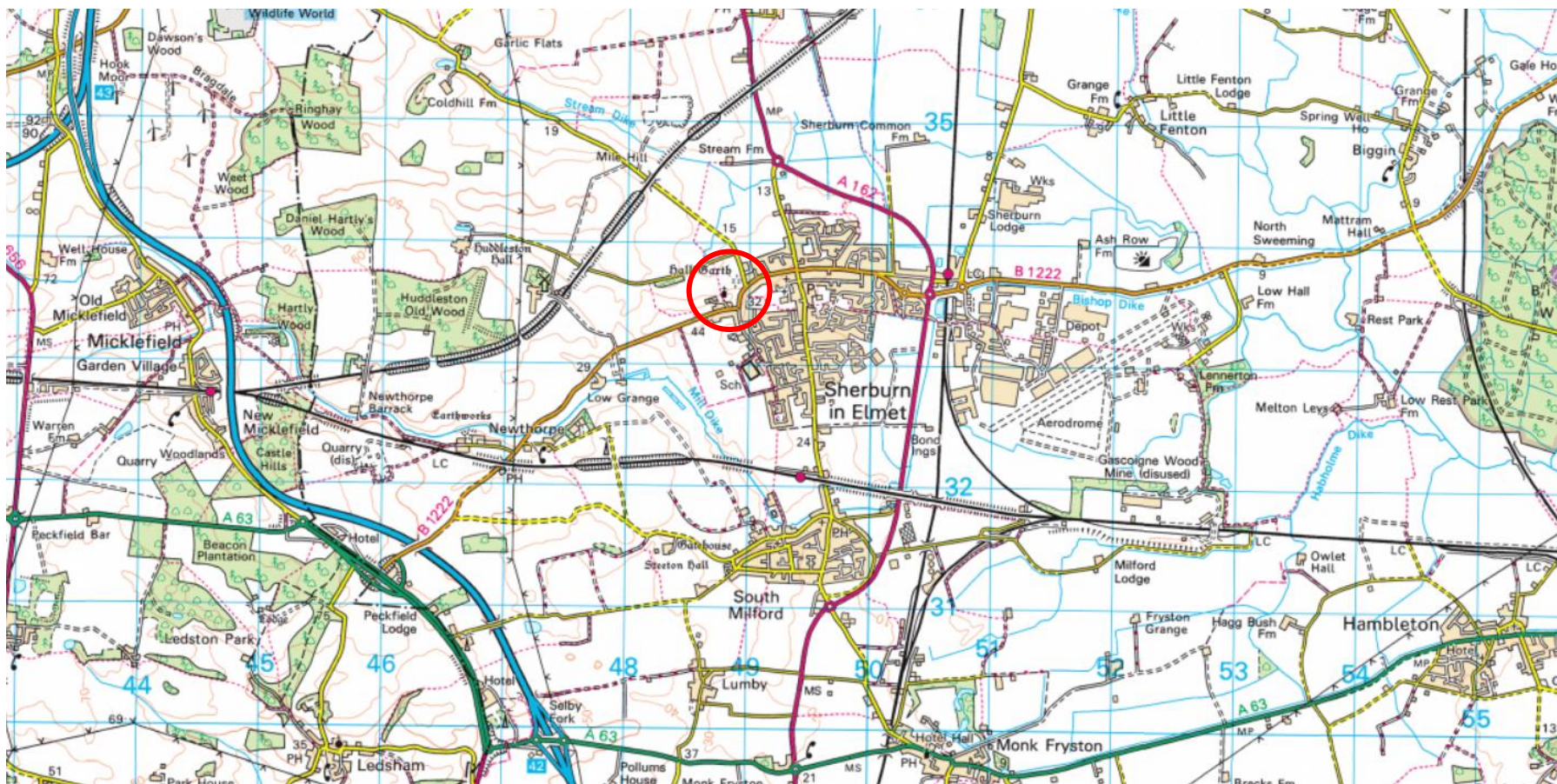
Enquiries

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Promapv2
LANDMARK INFORMATION

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Licence number 100022432
Projected Scale - 1:2000 Paper Size - A4



For identification purposes only

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