



LAND AT BARMBY MOOR

Attractive equestrian land comprising 36.42 acres (14.73 hectares)

GUIDE PRICE FOR WHOLE : £650,000

RM
English

LOCATION

The land is located 0.25 miles south of the village of Barmby Moor and 1 mile west of the market town of Pocklington. Access to the land is directly off the A1079 whereby a private track links the land with the council-maintained road. The land lies directly south of Barmby Moor Industrial Estate.

DESCRIPTION

The land comprises two blocks of grassland set out for equestrian use. The land was granted planning permission for equestrian use under the application - PL22/04062- Approved May 2023

Lot 1 – £425,000

Comprises 25.60 acres grassland split into 15 grass paddocks with a utility area. Within the utility area there is a Static caravan, touring caravan, site office with diesel generator, treatment plant, tack room, round pen, 2 double feed shelters and 2 heavy duty livestock sheds. There are also a 2 further isolation pens within the utility area.

Lot 2 – £225,000

Comprises 10.82 acres split into 10 grass paddocks with a utility area. Within the utility area there are 2 heavy duty livestock sheds.

LAND

The land is classed as Grade 3 on the MAFF Agricultural Land Classification of England and Wales. The soil is Landbeach Association described as a slightly stoney sandy calcareous loam which is permeable.

SERVICES

Mains water is currently provided by agreement from the neighbouring farmer but there exists an easement in relation to an independent supply, should the purchase wish to install one.



SPORTING, MINERAL AND TIMBER RIGHTS

All sporting, mineral and timber rights are included, insofar as they are owned.

BASIC PAYMENT SCHEME

The sellers have applied for the 2023 Basic Payment Scheme payment over the land: the buyer(s) will be required to indemnify the sellers against any breaches of Cross Compliance rules between the date of completion and 31st December 2023.

ENVIRONMENTAL SCHEMES

The land is not included within any environmental schemes.

NITRATE VULNERABLE ZONES

The land is situated within a nitrate vulnerable zone.

TENURE

Freehold, with vacant possession given on completion.

BOUNDARIES

The vendors will only sell such an interest as they own in the boundary fences, hedges, ditches etc.

VIEWING ARRANGEMENTS

By appointment only. All viewing is undertaken at prospective purchasers own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

CONTAMINATED LAND

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

METHOD OF SALE

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.





West Bdy
1.22m RW



The Raas

The Raas

LOT 1

LOT 2

Pond

Depot

Warehouse

Wellington House

Barham House

Pond

Pond

Drain

Drain

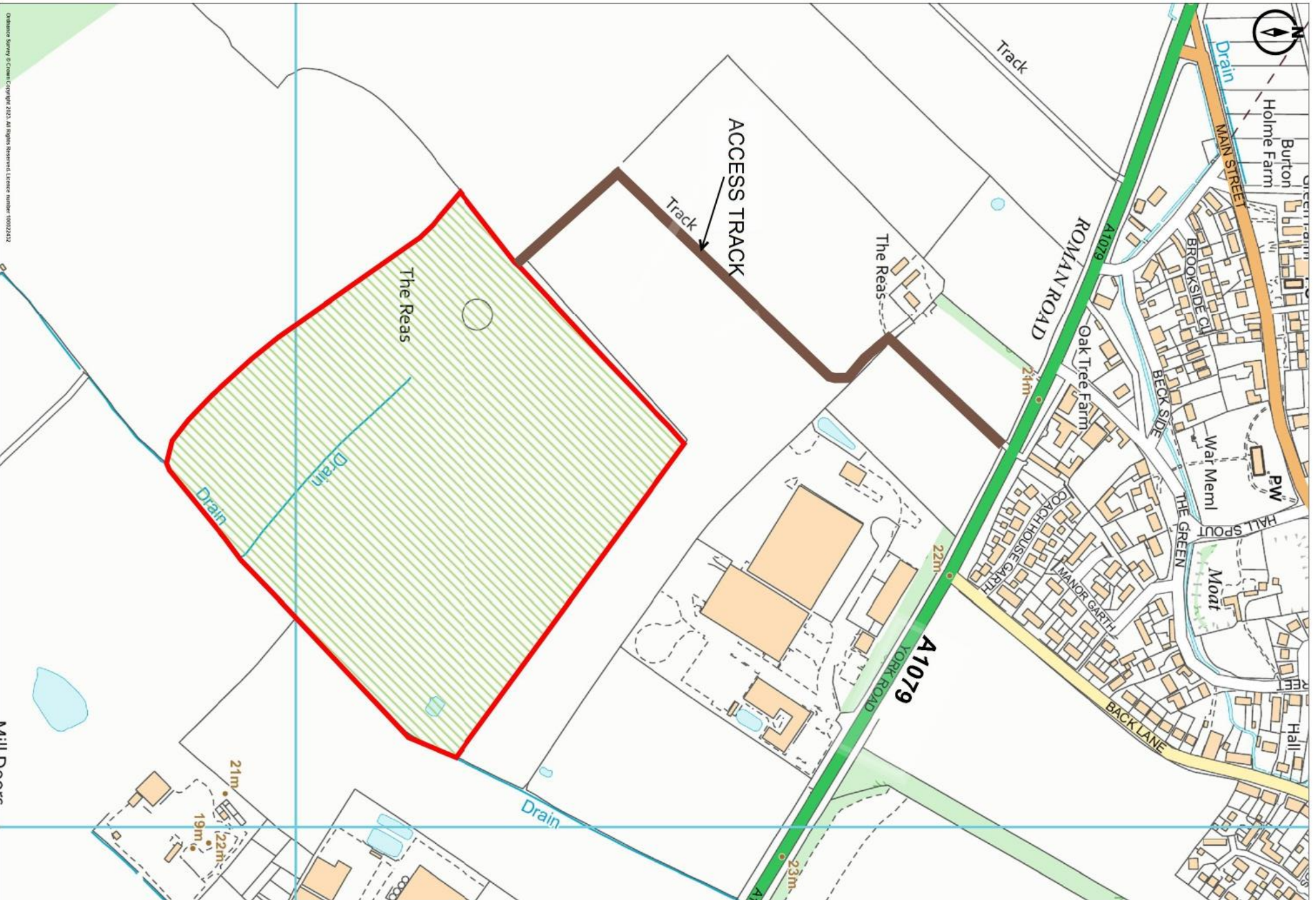
Track

Track

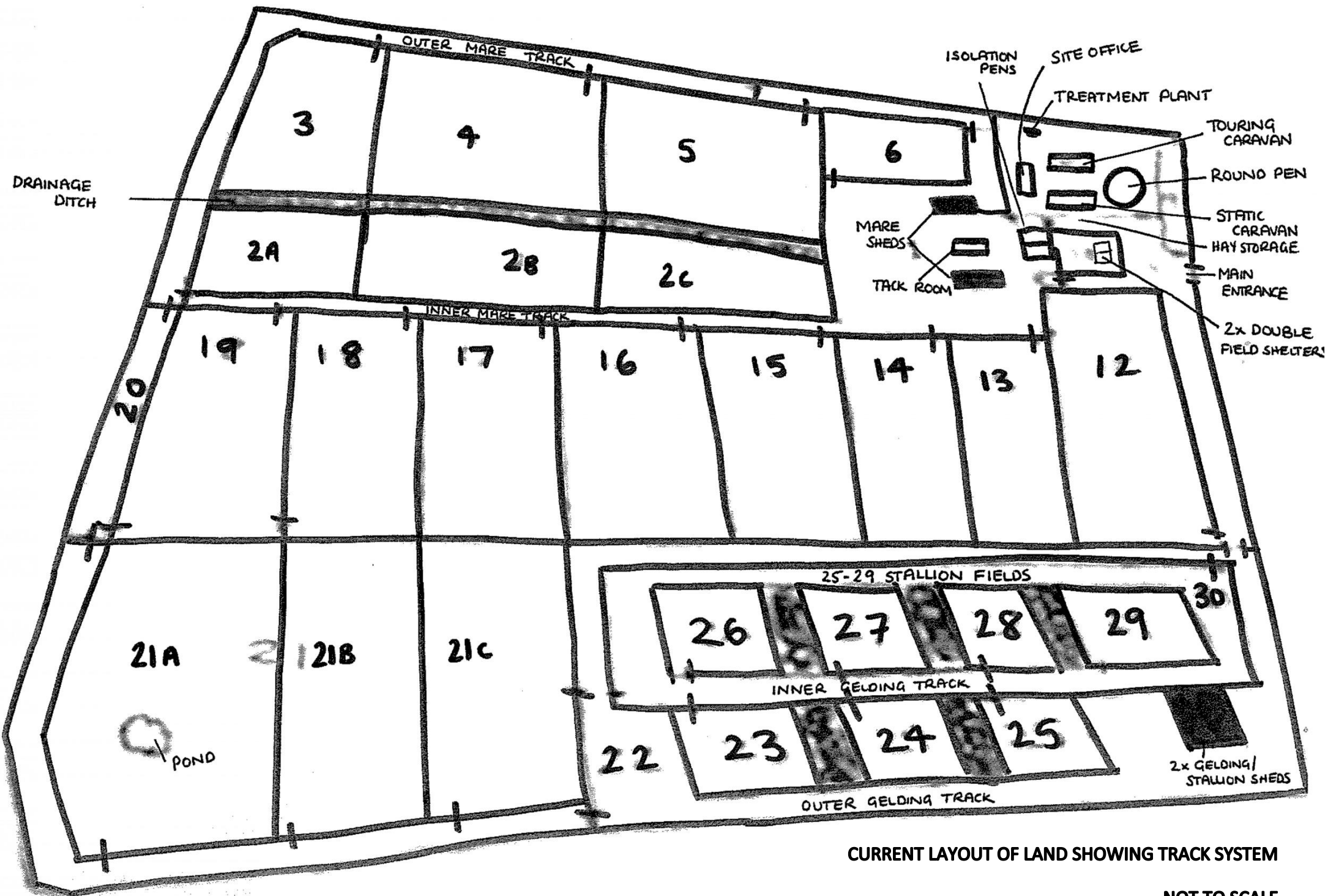
22.1m



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CURRENT LAYOUT OF LAND SHOWING TRACK SYSTEM

NOT TO SCALE