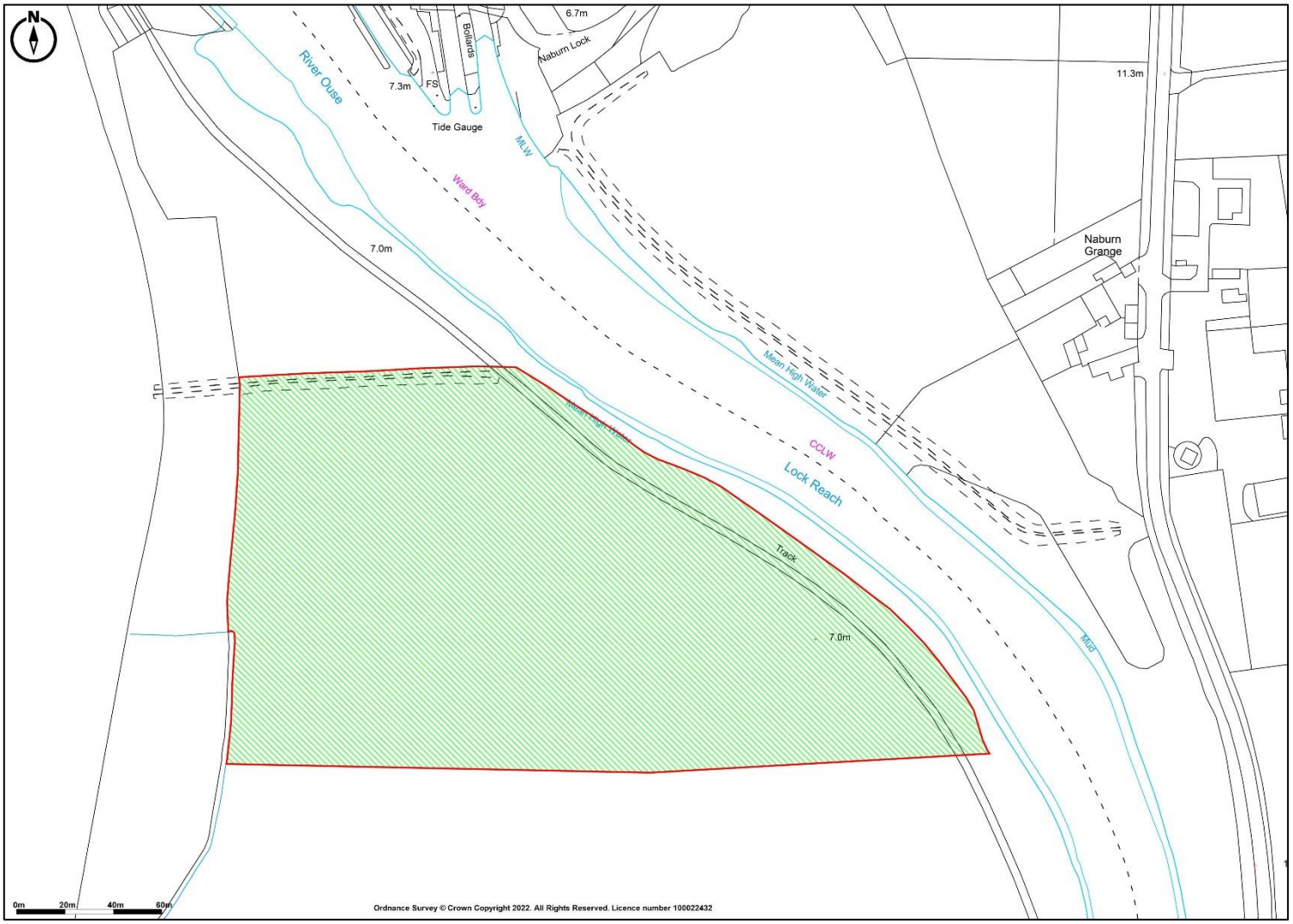
RM English

INGS LAND AT ACASTER MALBIS



9.58 acres Ings land close to Acaster Malbis.

OFFERS OVER £50,000

FOR THE LAND AS A WHOLE

2 Railway Street, Pocklington, York YO42 2QZ
Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk
Associated offices at Market Weighton and York

LOCATION
The Ings land is located ½ miles due south of the village of Acaster Malbis. Acaster Malbis itself is located 4 miles due south of the City of York and sits on the western bank of the River Ouse.

ACCESS
The land is accessed via a private track from Intake lane to Acaster South Ings then via a further right of way over the track edged brown on plan 2.

DESCRIPTION
9.58 acres of Ings land lying directly south of the lower reaches of Naburn Lock. Thomas Dike marks the extent of the western and southern boundary.

TENURE
Freehold

BOUNDARIES
The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

SERVICES
There are no mains services to the land.

DRAINAGE
There is an annual charge payable to the Acaster Internal Drainage Board.

SPORTING, MINERAL AND TIMBER RIGHTS
All sporting, mineral and timber rights are included, insofar as they are owned.

BASIC PAYMENT SCHEME
The land is registered for Basic Payment.

ENVIRONMENTAL SCHEMES
The land is part of a Higher Level Stewardship scheme with the options A13 Permanent Grassland and HK9, Maintenance of wet grassland for breeding waders.

SSSI
The land is part of the Acaster South Ings Site of Special Scientific Interest.

GRAZING
Acaster South Ings as a whole is managed by the respective owners of the land parcels, the land is unfenced so is grazed as a whole. Acaster South Ings is annually let to a grazier chosen in an annual meeting held by all owners. Further details of this arrangement can be discussed with the agent.

VIEWING ARRANGEMENTS
The land can be viewed at any time during daylight hours with a set of these particulars in hand. 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. There is a known right of way along the bankside of the River Ouse.

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.

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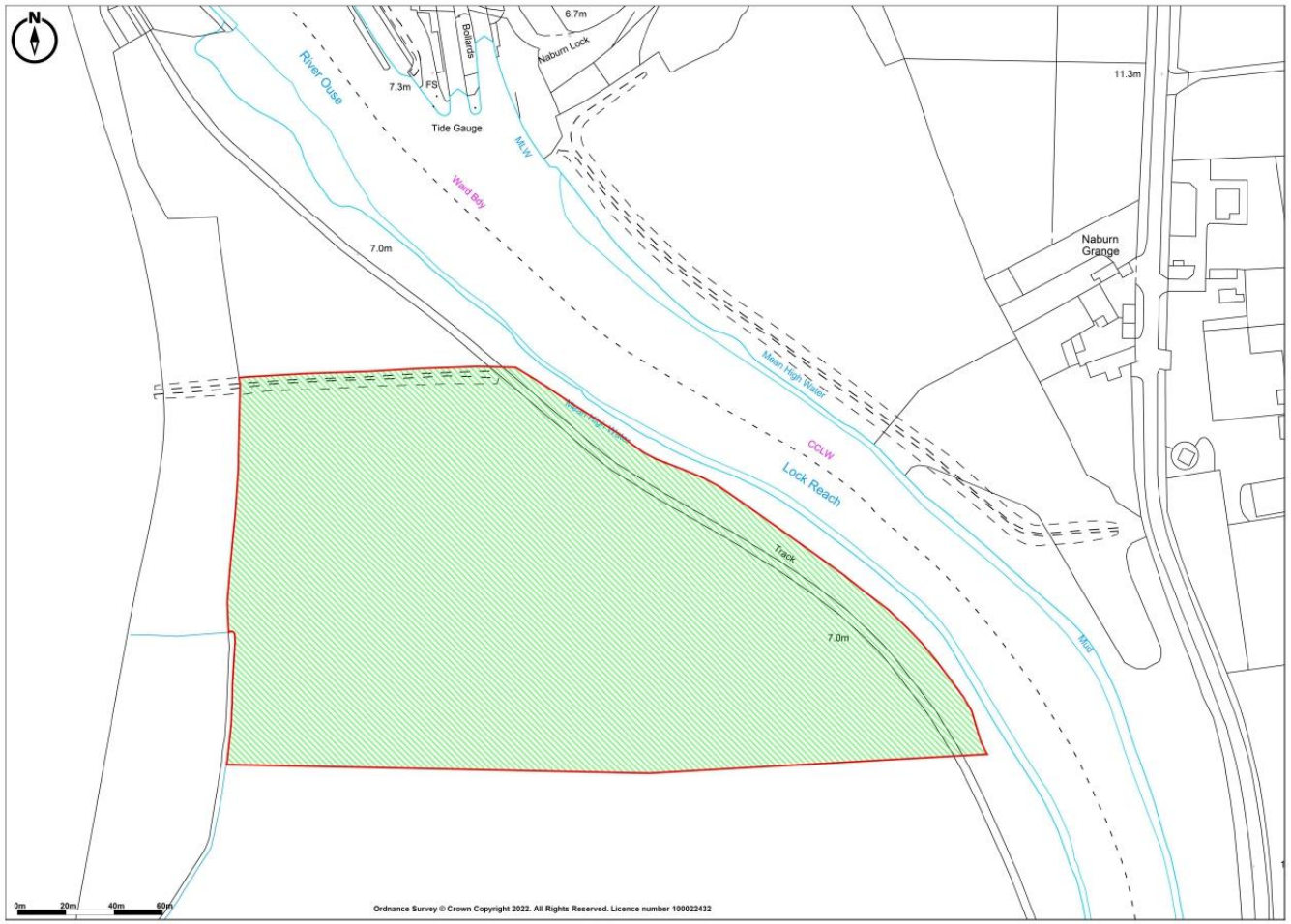

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LANDMARK INFORMATION

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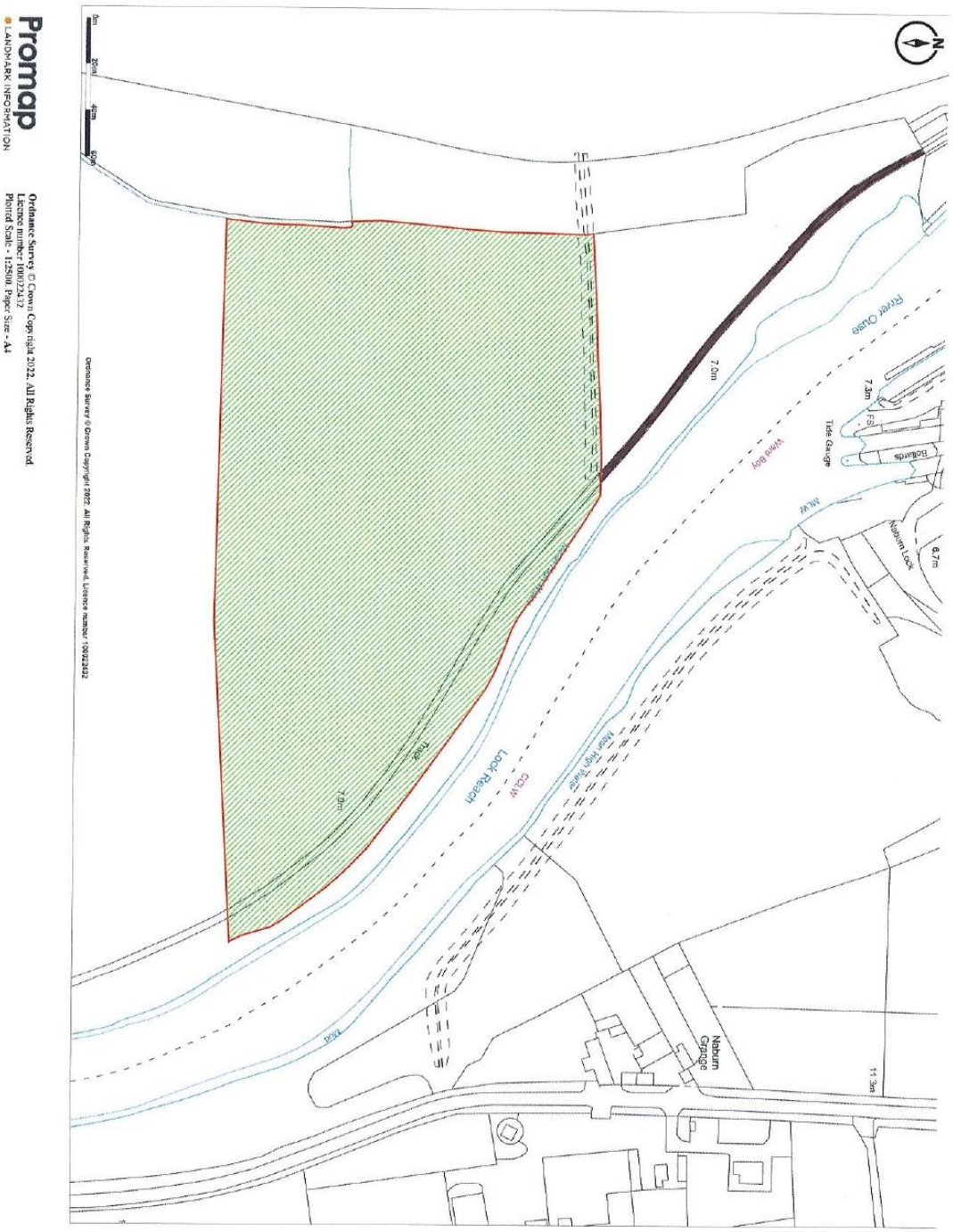
PLAN 2



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