

## Land at Bolton



**Promap**  
LANDMARK INFORMATION

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Licence number 100022432  
Plotted Scale - 1:1250, Paper Size - A4

RM  
English

2.47 acres of hardstanding and grass with a pond

**GUIDE PRICE £250,000**

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Associated offices at Market Weighton and York

## **DESCRIPTION**

2.47 acres of hardstanding & grass with a pond measuring approximately 300m<sup>2</sup>. The site is currently used for caravan storage.

The site would be ideal for further development subject to the necessary planning consents being granted.

## **LOCATION**

The land is located on the edge of the village of Bolton.

## **ACCESS**

The property has a private access from the council maintained road joining Bolton with Yapham Mill and Pocklington.

## **TENURE**

Freehold, with vacant possession given on completion.

## **BOUNDARIES**

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

The fencing of the northern boundaries is to be the responsibility of the purchaser.

## **SERVICES**

There are no mains services to the land however there are mains utilities in the road. Connection of services and the cost involved in connection to the land are the responsibility of the purchaser.

## **DRAINAGE**

No plans are available.

## **SPORTING, MINERAL AND TIMBER RIGHTS**

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

## **BASIC PAYMENT SCHEME**

The land is not registered for Basic Payment.

## **ENVIRONMENTAL SCHEMES**

The land has not been included in an environmental schemes.

## **VIEWING ARRANGEMENTS**

Should you wish to view the property please contact us at this office where we will be able to arrange a mutually convenient appointment.

## **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.

