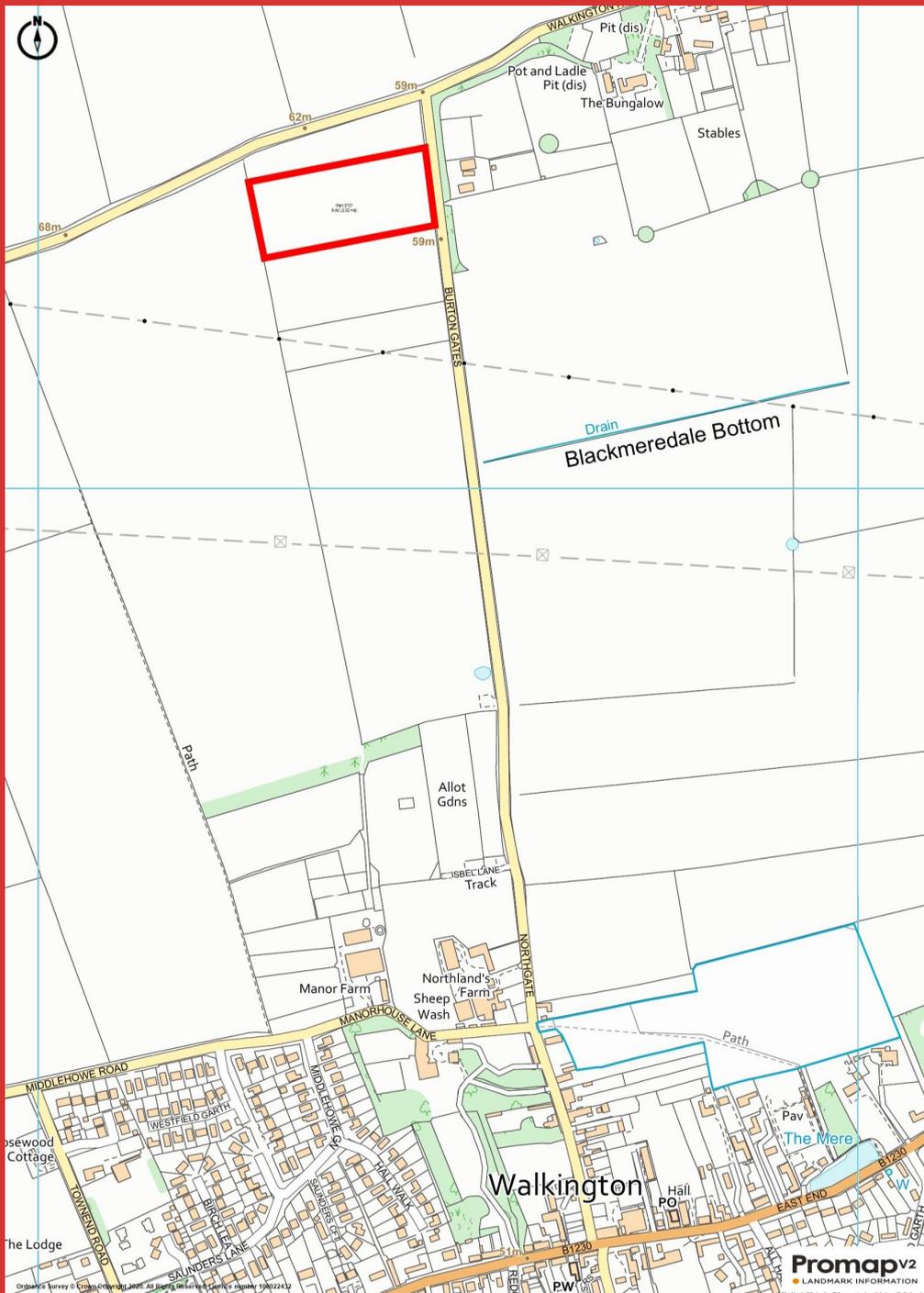


WALKINGTON, NR BEVERLEY EAST YORKSHIRE



5 ACRES (2.02 HECTARES) OR THEREABOUTS.

Joint Selling Agents:

ARABLE LAND



GUIDE PRICE: OFFERS OVER £50,000

Dee Atkinson & Harrison

5 ACRES OF ARABLE LAND WALKINGTON, NR BEVERLEY

Walkington 0.6 miles | Bishop Burton 1.6 miles | Beverley 3 miles
(All distances approximate)

DESCRIPTION

A parcel of arable land extending to approximately 5 acres (2.02 hectares) currently used for agricultural purposes. With good road frontage and access directly onto Burton Gates it is ideally located for amenity or equestrian functions subject to planning. The land is bordered by mature hedgerow boundaries to the east and west and south a open boundary to the north.

LOCATION & ACCESS

The land is located to the south of Walkington Heads to the north of the village of Walkington. Walkington is situated between the villages of Bishop Burton and Little Weighton and the Town of Beverley.

LOCATION PLAN



METHOD OF SALE

The property is for sale as a whole by Private Treaty. Interested parties should register their interest with Dee Atkinson and Harrison OR Michael Glover LLP to be kept informed as to how the sale will be concluded. The Vendor reserves the right to complete a sale by any other means at their discretion.

TENURE & POSSESSION

The land is for sale freehold with vacant possession available upon completion.

SPORTING AND MINERAL RIGHTS

The sporting rights are in hand and are included in the sale so far as they are owned. The mining and mineral rights are in hand and excluded from the sale.

SERVICES

To our knowledge, no services are connected to the land.

OVERAGE PROVISION

The land will be sold subject to an overage clause whereby the Vendor or their Successors in Title will receive 30% of any

uplift in value arising as a result of obtaining any planning consent for a change of use from agriculture or domestic equestrian grazing use for a period of 80 years from the completion of contracts. The Vendor may consider alternatives to this provision but any offer made must clearly set out an alternative to this provision and detail the proposed change of use.

The land is sold subject to the condition that the Purchaser is to construct a fence between points A to B which forms the northern boundary.

PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is sold subject to all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

PLANS, AREAS AND SCHEDULES

The plans provided in these sales particulars and the areas stated are for guidance only and are subject to verification with the title deeds.

CONTAMINATED LAND

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee in this respect and advises the Purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled or otherwise contaminated.

VAT

In the event that the sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price.

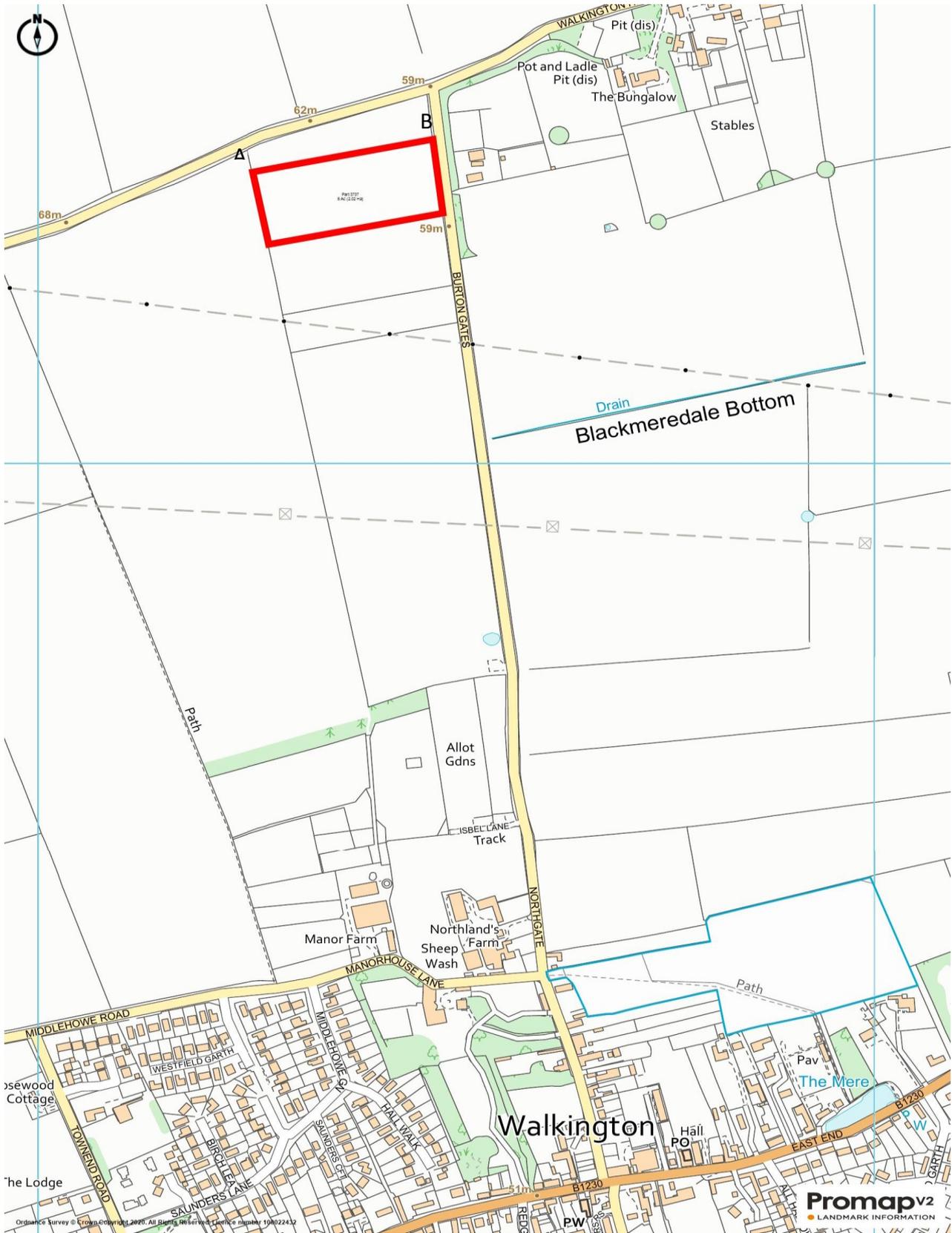
VIEWING & FURTHER INFORMATION

Viewing of the land can be arranged strictly by prior appointment with either Dee Atkinson & Harrison or Michael Glover LLP.

For further information please contact:

Davina Fillingham BSc (Hons) MRICS FAAV. Tel: (01377) 253151, email: davina@dee-atkinson-harrison.co.uk

Or Michael Glover MRICS FAAV Tel: (01482) 863747, email: mglp@mglp.karoo.co.uk



Disclaimer: Dee Atkinson & Harrison for themselves and for the vendor or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.



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www.dee-atkinson-harrison.co.uk



Michael Glover LLP, Chartered Surveyors
 Tel: 01482-863747.