

UNIQUE OPPORTUNITY FOR SALE

Land at Claxton Village
York, YO60 7RX



INTRODUCTION

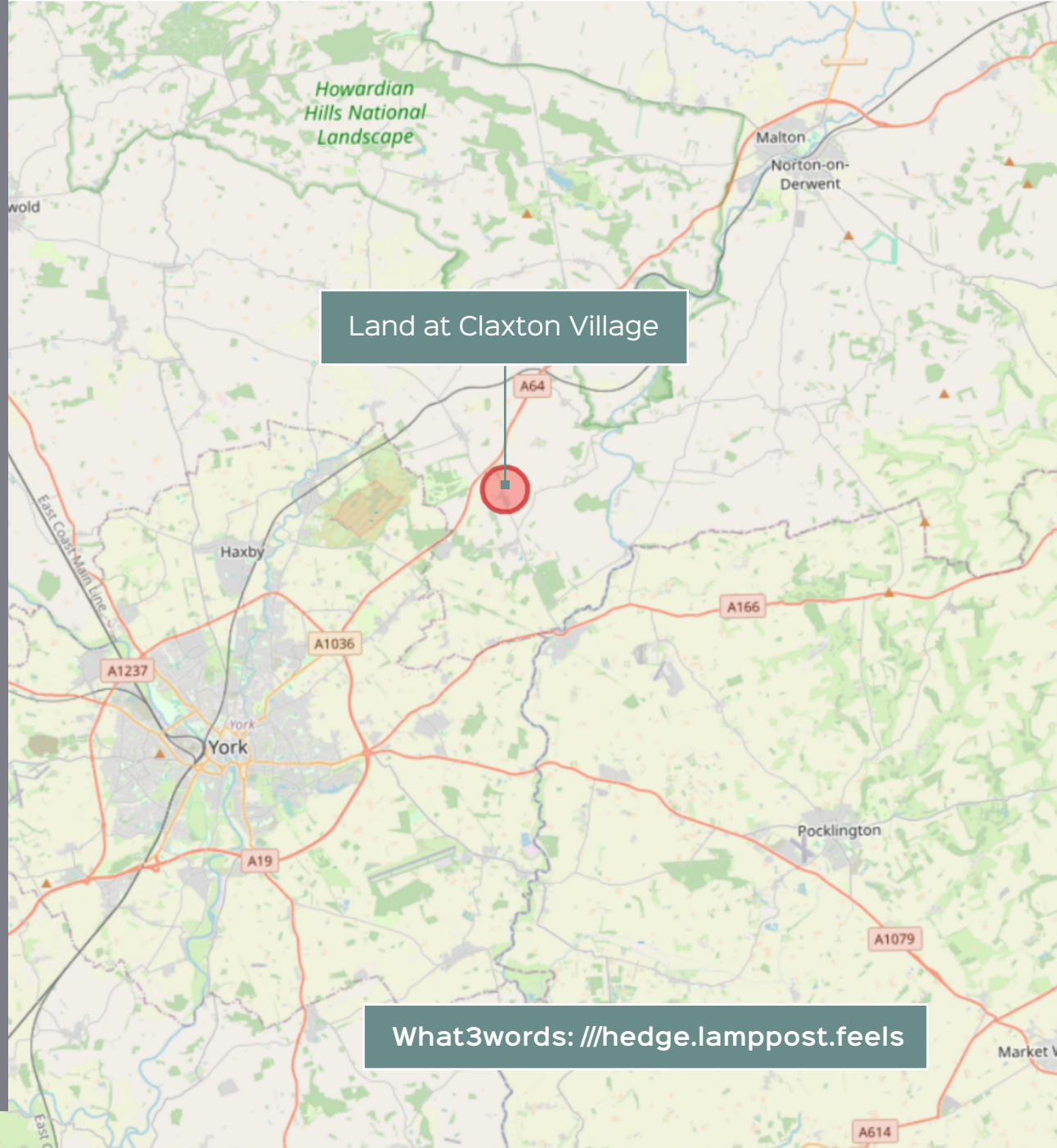
The Michie Group LLP are delighted to bring to the open market a rare opportunity to acquire a readily accessible, versatile block of pasture with arable capability extending to 10.46 acres (4.24 hectares) or thereabouts.

It is thought this attractive prospect is to be of interest to a wide range of potential purchasers lending itself to both agricultural and amenity purposes due to its prime location, situated on the northern fringe of Claxton Village.

LOCATION & SITUATION

The land benefits from being well situated, adjoining the Village of Claxton with access directly from the adjacent public highway known as Kirk Balk Lane.

Being less than 10 miles northeast from York city centre, the A64 highway is only a short distance away and provides great local and regional access.

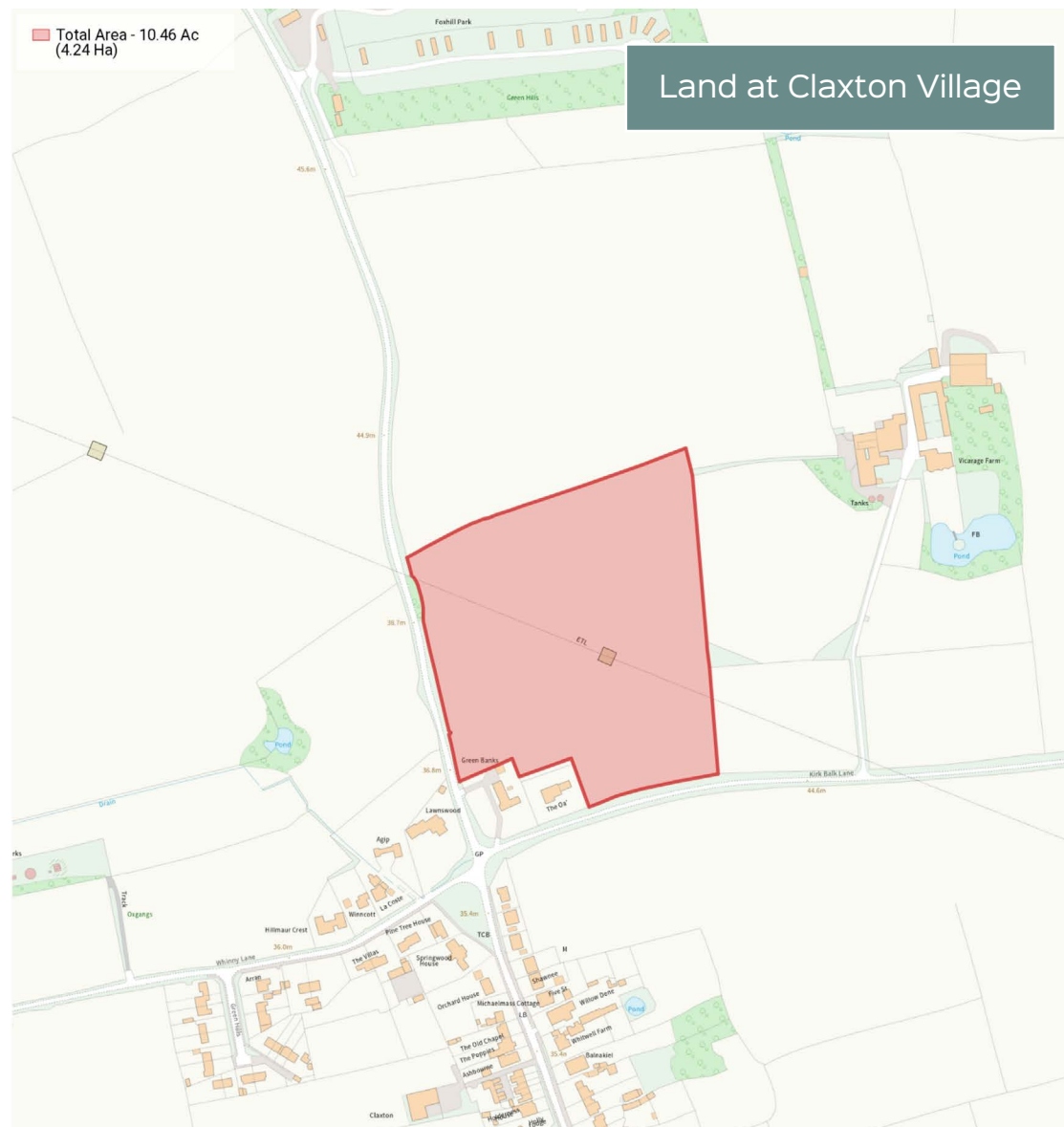


DESCRIPTION

The land at Claxton Village presents a rare and unique opportunity to acquire an attractive block of pasture with arable capability extending to 10.46 acres (4.24 hectares) or thereabouts. A single well portioned parcel, the versatile land lends itself not only to agriculture but also as an amenity prospect for equestrian or lifestyle pursuits, ideal for a purchaser already living within the locality.

Classified as Grade 3 on the Provisional Agricultural Land Classification Map, the stockproof land at Claxton Village benefits from previously being farmed and well maintained as part of a wider agricultural operation. It is no surprise that historically the land has been capable of producing consistently high yielding crops. The roadside access directly from the adjacent public highway is accommodating for modern farm machinery, all year round.

The land at Claxton Village will be free from any environmental scheme upon completion of the sale, therefore, a desiring purchaser if they wish to do so will have the ability to enter any one of the numerous environmental subsidy schemes available, subject to their status.





BOUNDARIES

Boundaries are indicated on the sale plan and the responsibility and maintenance for these will be included within the sale in so far as they are owned.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining the boundaries nor their ownership.



MINERAL, TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale. The sporting and mineral rights are included in the sale in so far as they are owned.



PUBLIC RIGHTS OF WAY

The land at Claxton Village is unencumbered by any Public Rights of Way.



RIGHTS, EASEMENT AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing matters registered by any competent authority, subject to Statute.



CLAWBACK

In the event that planning permission for any development outside the existing use is granted on any part of the property, then the Vendor reserves the right to receive a clawback payment of 20% of the uplift in value, for a period of 15 years.



METHOD OF SALE

The land at Claxton Village is presently unregistered with HM Land Registry and is offered for sale via the method of private treaty, freehold with vacant possession upon completion. The Vendor reserves the right to conclude the sale as they wish.

LOCAL AUTHORITY

North Yorkshire Council

VIEWINGS

Potential purchasers are requested to register their interest at an early stage with the selling agents. Viewing strictly by prior appointment only. Please contact selling agent **Tom Bell**.

Tom Bell MRICS

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ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Regulations, the purchaser will be required to provide proof of identification, proof of residence and proof of funds to the selling agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PLANS AREAS & SCHEDULES

These particulars have been prepared as carefully as possible and are based on the information provided by the Vendor and the HM Land Registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

IMPORTANT NOTICE

The Michie Group LLP for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by The Michie Group LLP for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. Dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. The Michie Group LLP, and any person in its employ, does not have the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by The Michie Group LLP for any error, omission of misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. The Michie Group LLP is the trading name of The Michie Group LLP 5F Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD. These Particulars were prepared in June 2025.

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