



11.68 ACRES OF FARMLAND CLOSE TO RUFFORTH

LAND AT RUFFORTH, WETHERBY RD, RUFFORTH, NORTH YORKSHIRE, YO23 3QH

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TWO GRASSLAND PARCELS ON THE FRINGE OF THIS POPULAR VILLAGE

Land at Rufforth, Wetherby Rd, Rufforth, North Yorkshire, YO23 3QH

11.68 acres

For sale as a whole with vacant possession

Description

The land extends to about 11.68 acres in two fields north west of Rufforth Village.

The land is accessed via Hannam lane and Green Lane off the B1224, this tracks are also classified as bridleways. The land is classified as Grade 4, with soils from the Foggathorpe 2 series, a stoneless clayey soil overlying clay subsoils, suitable for grassland and winter cereals.

Subsidies & Grants

The vendor has no knowledge of any subsidy or grant applications over the land.

Drainage

The land lies within the Ainsty Internal Drainage Board and may be subject to Drainage Rates. No further information is available.

General Remarks and Stipulations

Services: The vendor has no knowledge of any services or connections to the land.

Sporting: Included in the sale insofar as they are owned.

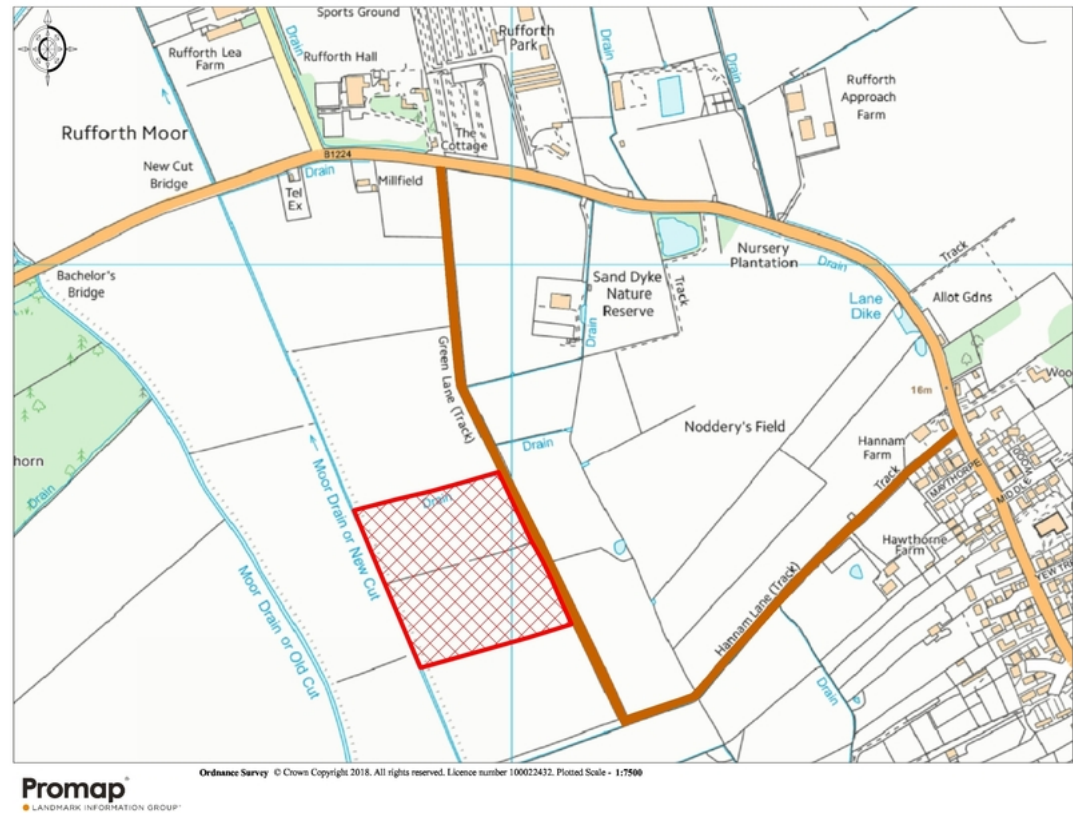
Minerals: The vendors reserve all mines and minerals from the sale, with surface searching and underground working powers only.

Wayleaves, Easements and Rights of Way: The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Method of Sale: The site is offered for sale by private treaty as a whole. All prospective purchasers are encouraged to register their interest with Savills. Brochure prepared – Sept/Oct 2018, Photographs taken – Sept/Oct 2018, WD/11102018

Viewing

The land may be inspected at all reasonable times on foot; with a copy of these particulars. Please be mindful of potential hazards when inspecting the land, viewing is entirely at your own risk.



Important Notice

Savills, their clients and any joint agents give notice that

- 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
- 3: The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.
- 4: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is responsible for making his own enquiries in this regard.

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