



Grassland and Woodland off Astley Lane  
Swillington, Leeds, LS26 8XT



## FOR SALE – GRASSLAND AND WOODLAND AT SWILLINGTON

NEAR LEEDS

- PRODUCTIVE GRASSLAND IN A SINGLE FIELD
- MATURE WOODLAND
- ACCESS TO LOCAL BRIDLEWAYS
- CLOSE TO ST. AIDAN'S NATURE RESERVE
- ACCESSIBLE TO THE A642 (WAKEFIELD ROAD)
- IN ALL ABOUT 8.4 ACRES

Contact:

Will Douglas

Savills York

River House

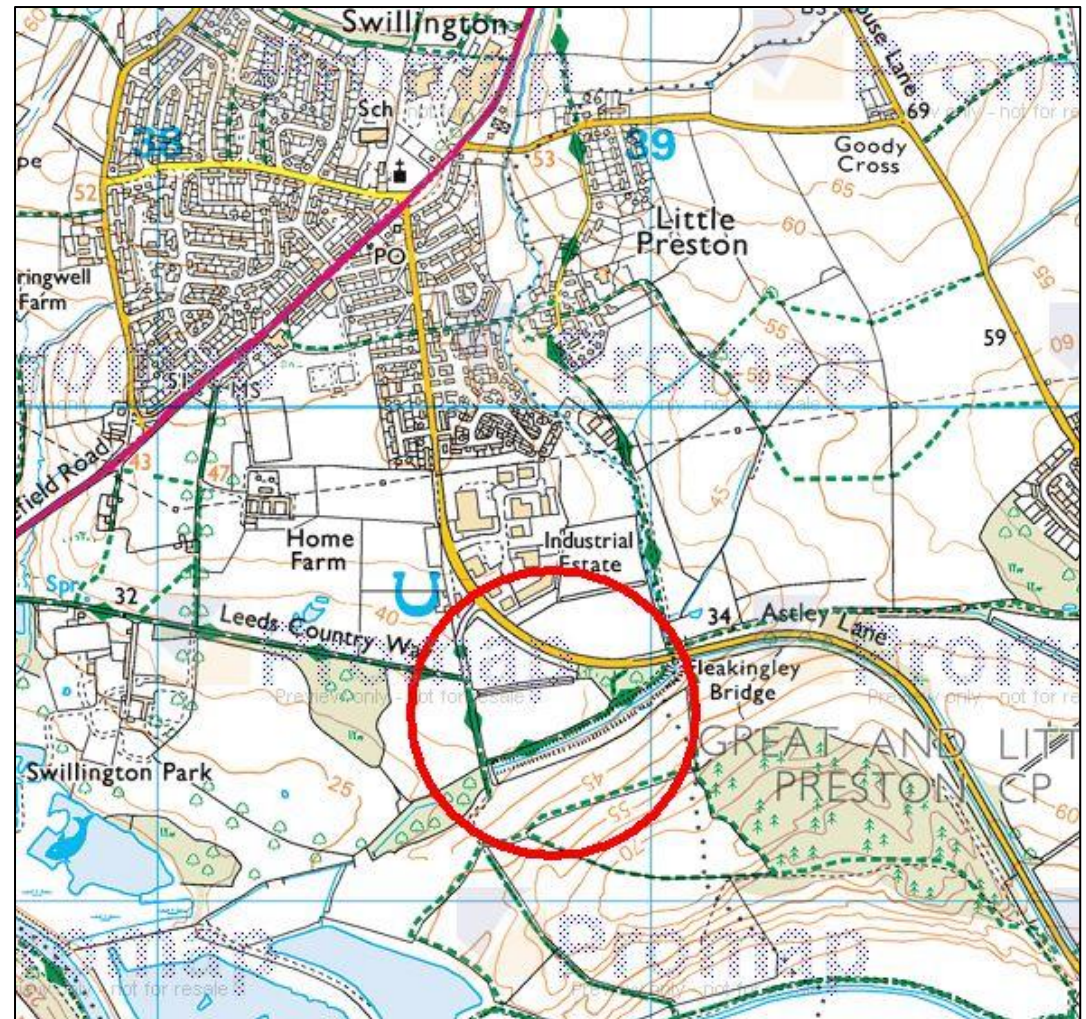
17 Museum Street

York

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01904 617800



PRODUCTIVE GRASSLAND AND WOODLAND IN A SINGLE PARCEL SOUTH OF SWILLINGTON, IN ALL ABOUT 8.4 ACRES

**Tenure**

Freehold with vacant possession

**Services**

We are not aware of any mains services connected to the site.

**Rights of Way, Easements & Wayleaves**

The land is sold subject to all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. The land is crossed in part by a public bridleway and the Leeds Country Way.

**Grant and subsidy schemes**

To the vendors best knowledge the land is not subject to any Basic Payment or Environmental Stewardship Schemes.

**Title number**

WYK835763

**Sporting Rights**

Included in so far as owned

**Mineral Rights**

Included in so far as owned

**VAT**

The VAT position will be clarified prior to any agreed sale.

**Overage**

The sale will be subject to a non-agricultural development overage, equivalent to 25% of the uplift in value as a result of the grant of planning permission for alternative uses within a period of 25 years from the date of completion.

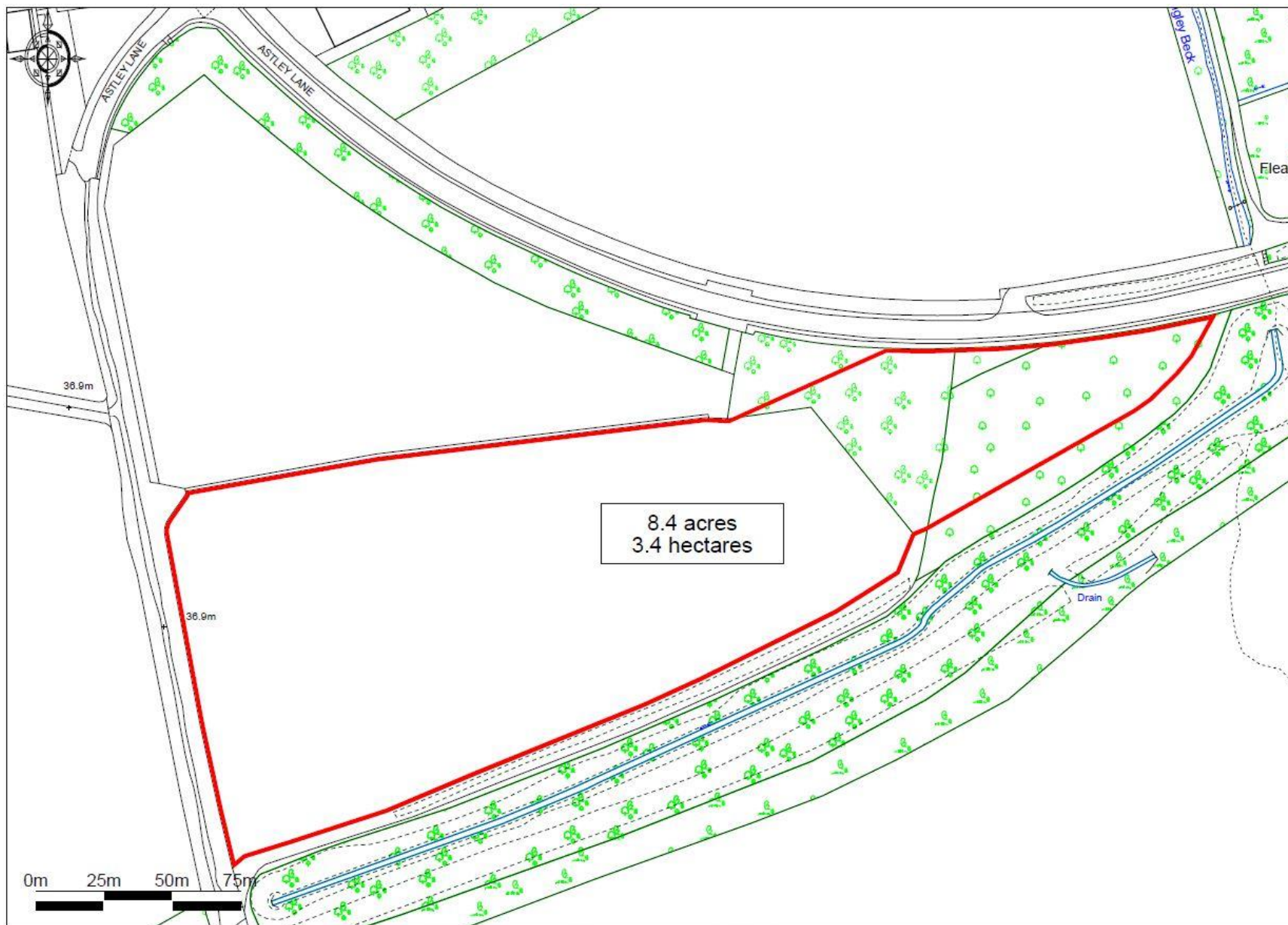
**Method of Sale**

Private treaty, all interested parties should register with the Savills York office.

**Viewing**

The land may be inspected at all reasonable times, on foot with a copy of the sale brochure. Care should be taken with particular note to open ditches and drains.

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