



LAND AT DUNNINGTON

NEAR YORK

savills

STRATEGICALLY POSITIONED ARABLE LAND AND WOODLAND WITH DIRECT ROAD ACCESS TO BOTH HAGG LANE AND THE A1079, IN ALL ABOUT 33.3 ACRES.

LAND AT DUNNINGTON, NEAR YORK



The land at Dunnington extends to approximately 33.3 acres in all, east of the village between Hagg Lane and the A1079. The land comprises of one arable field (23.2 acres – orange on plan) including a wooded pond and wildlife area and an adjacent woodland to the east comprising a mixture of broadleaf and coniferous trees, subject to a long lease to Forestry England (10.1 acres – green on plan).

The arable land is level and well suited to cereals or root crops, soils are classified as Grade 2 under the MAFF Provisional Agricultural Land Classification, from the Blackwood series described as deep permeable sandy and loamy soils. The land is bound in part by mature trees and hedges, which with the wildlife area, add to the amenity and appeal of the land.

General Information

Rights of Way, Easements & Wayleaves

The land 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. There are no known public rights of way over the land. There is a private right of way over an existing track through the woodland for agricultural purposes.

Local Authority

York City Council, West Offices, Station Rise, York, YO1 6GA.

Subsidies & Grants

The farmland is registered on the Rural Land Registry where eligible, Basic Payment Scheme (BPS) Entitlements are included in the sale. The Entitlements are currently held by, and have been claimed in 2021, by the outgoing tenant.

The selling agents will endeavour to facilitate transfer to the purchaser in readiness for the 2021 claim, the charge for which, will be £200+VAT per transaction. There are currently no active stewardship schemes in place over the land.

Sporting Rights

The sporting rights are included insofar as they are owned.

Minerals

The vendors except all mines and minerals from the sale.

Timber

The standing timber within the green area on the plan is not included in the sale and is subject to a long lease to Forestry England.

Services

The vendors have no knowledge of the connection or availability of services.

Solicitors

Farrer & Co, 66 Lincoln's Inn Fields, London, WC2A 3LH.

Tenure

The freehold of the farmland (coloured orange) is offered for sale with vacant possession following the expiry of the current Farm Business Tenancy on 30th September 2021.

The freehold of the woodland (coloured green) is offered for sale subject to a 999 year lease to Forestry England dated 25 September 1952, terminating on 24 September 2951. The apportioned rent is approximately £1.43 per annum.

Copy lease agreements are available on request.

Sale conditions

The land is sold subject to a development overage set at 40% of any uplift in value as the result of the grant of any planning consent, for a period of 80 years from the date of completion of the sale. Excepted forms of development are agriculture (including renewable energy crops), equestrian, forestry or open field horticulture.

VAT

VAT is payable in addition to the purchase price of the agricultural land coloured orange on the plan. For the avoidance of doubt, Stamp Duty Land Tax is payable on the total price of the property including VAT. All offers will be assumed to have been made on a VAT exclusive basis unless otherwise stated.

Drainage

The land lies within the Ouse and Derwent Internal Drainage Board.

Method of sale

The land is offered for sale by private treaty as a whole, offers for part or sub-lots of the land may be considered. All prospective purchasers are encouraged to register their interest with the selling agents.

Guide price

£200,000

Post Code

YO19 5PE (nearest).

Viewing

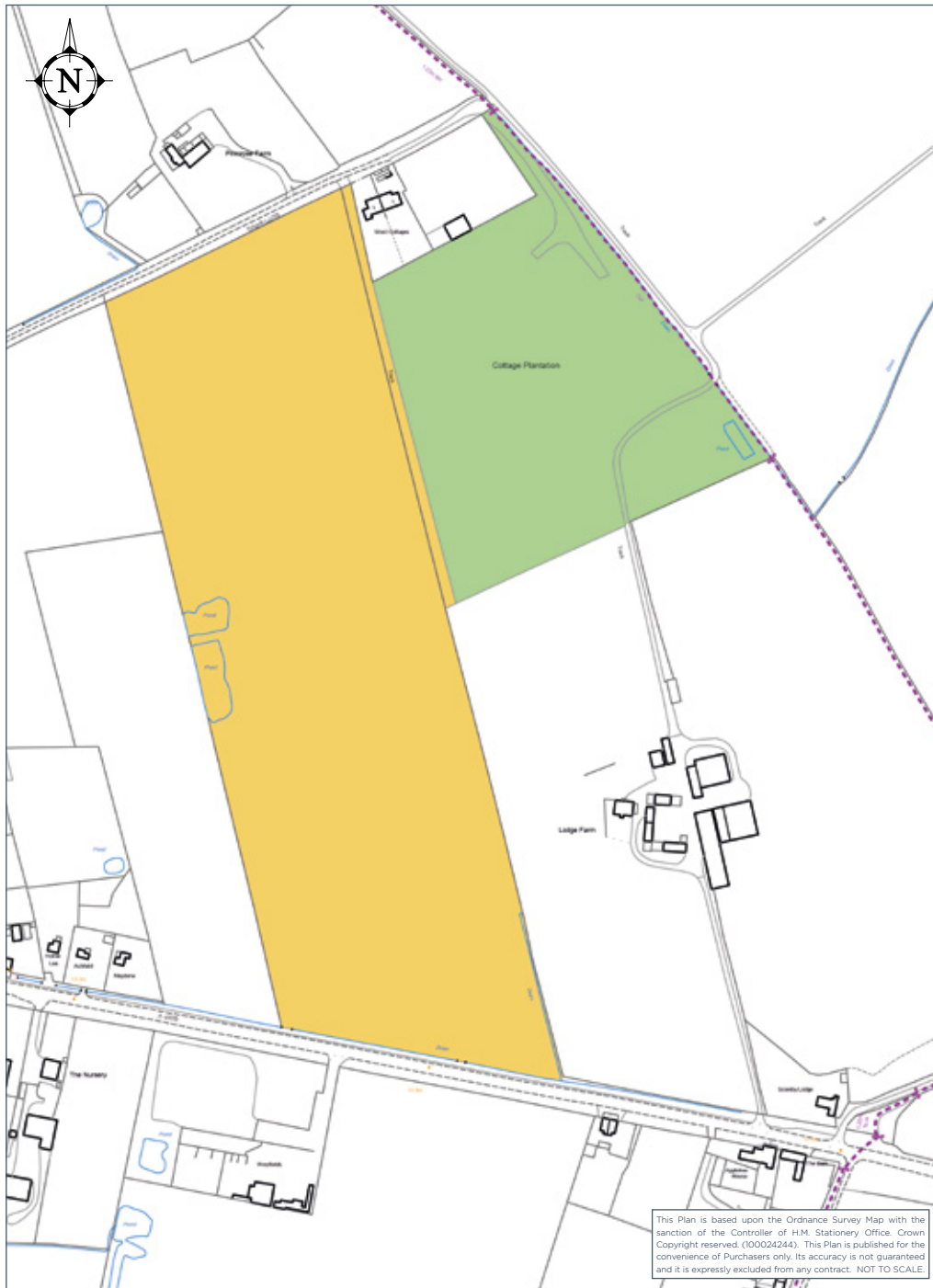
The land may be inspected at all reasonable times, on foot, with a copy of the sale brochure. Care should be taken, with particular note to open ditches and drains.

Date of Information

Particulars prepared – April 2021
Photographs taken – March 2021

Contact

William Douglas
WDouglas@savills.com
01904 617800





Savills York
River House, 17 Museum Street
York YO1 7DJ
york@savills.com
01904 617800
[savills.co.uk](https://www.savills.co.uk)

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. WDJM/110421