



WOODLAND AT CROCKEY HILL

9.25 ACRES (3.74 HA) APPROX

KIRK'S REIN WOOD, WHELDRAKE LANE, CROCKEY HILL, YORK YO19 4SQ

AN OPPORTUNITY TO ACQUIRE A SINGLE BLOCK OF MATURE MIXED WOODLAND WITH POTENTIAL TO HARVEST SIGNIFICANT QUANTITIES OF TIMBER IN THE FUTURE. THE WOODLAND IS MAINLY PINE INTERSPERSED WITH A SELECTION OF NATIVE BROADLEAVED TREES.

GUIDE PRICE: £35,000

FOR SALE BY PRIVATE TREATY



LOCATION

The woodland is located approximately 4 miles to the south east of York and approximately 1 mile off the A19 and enjoys a quiet secluded position off the main road. The surrounding land is mainly arable farmland with few residential properties in the locality.

DESCRIPTION

The woodland extends to approximately 9.25 acres (3.74Ha) and is mainly mature Scots pine that would benefit from harvesting in the near future. The pines are interspersed with a mix of self-seeded broadleaves including sycamore, oak, elder, rowan and ash. On the boundaries there are further species including hawthorn, beech, blackthorn and holly.

GENERAL MATTERS

ACCESS & RIGHTS OF WAY

Access to the property is **by appointment only**. All persons wishing to view the property should contact the selling agent to arrange access. Please note that there is no right of way through Kirkland Close Farmstead.

There is believed to be a right of way at all times across the land to the north onto Wheldrake Lane for the purpose of removing timber only.

TENURE & OCCUPATION

The land is sold Freehold and vacant possession will be available upon completion.

EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way both public and private, whether mentioned in these particulars or not which may affect the property.

GRANT SCHEMES

We are not aware of any grant funding received in respect of this woodland.

SPORTING & MINERAL RIGHTS

The mineral and sporting rights are included in the sale. At present the sporting rights are let on an annual basis to a neighbouring shoot until 1st February 2012.

SERVICES

We are not aware of any services connected to the property.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private whether mentioned in these particulars or not.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Register plans and previous Ordnance Survey Sheets, Field Data Sheets and Deed Plans. All plans in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the Title Deeds.

LOCAL AUTHORITY

York City Council, 9 St Leonards Place, York YO1 7ET
planning.enquires@york.gov.uk

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

VIEWING

Strictly by appointment only with the agents: Lister Haigh (Knaresborough) Limited 01423 860322

DIRECTIONS

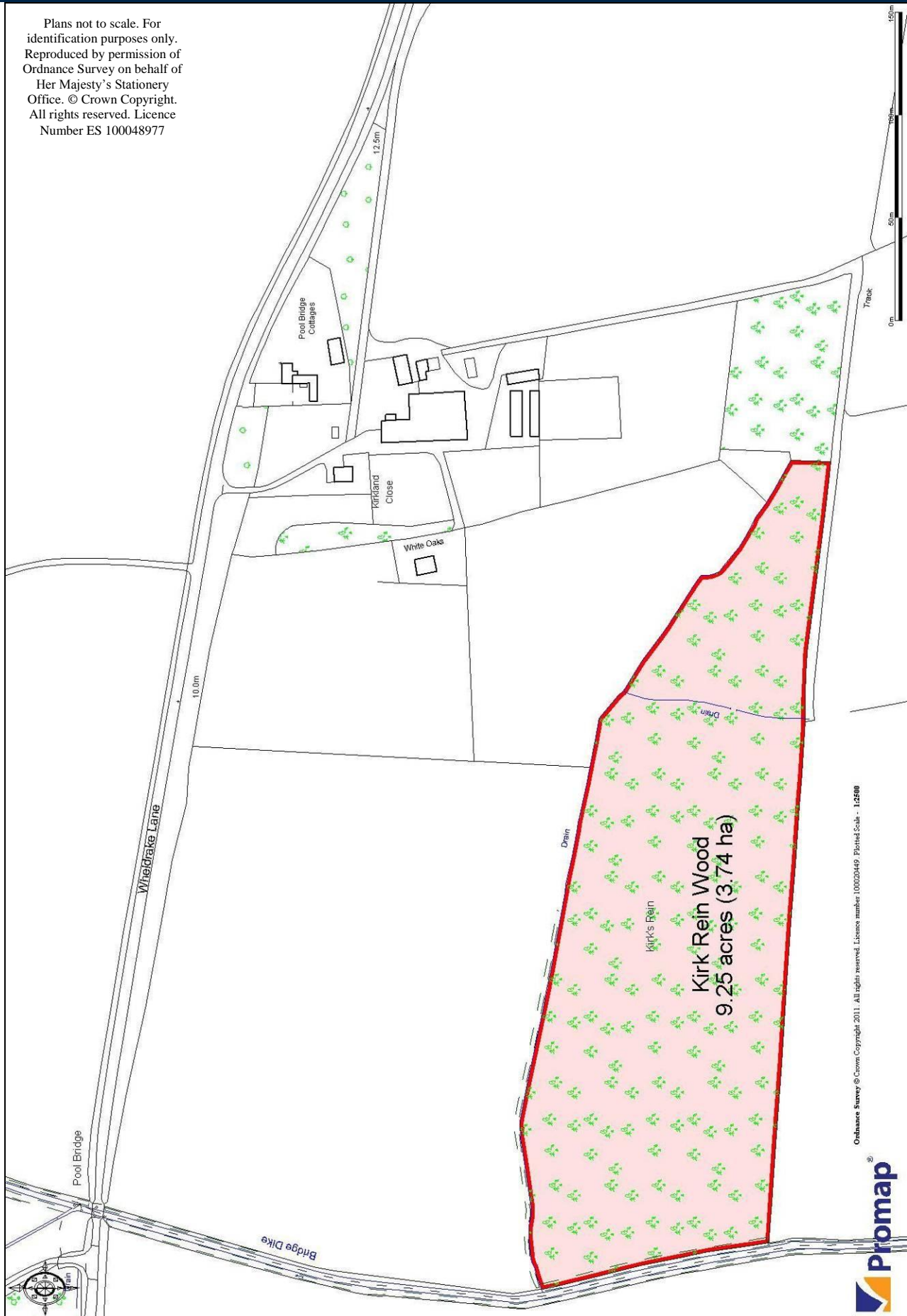
From the A64 take the A19 south from York towards Selby passing the McArthurglenn shopping centre. Proceed south on the A19 for approximately 1 mile before turning left at the traffic lights in the village of Crockey Hill onto Wheldrake Lane. Continue for approximately 1 mile and the property is located on the right hand side opposite the turning for Pool Bridge fishing lakes and before Kirkland Close. The woodland is set 1 field away from the main road and viewing is by appointment only.

IMPORTANT NOTE

If you have downloaded these particulars from our website you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.



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SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

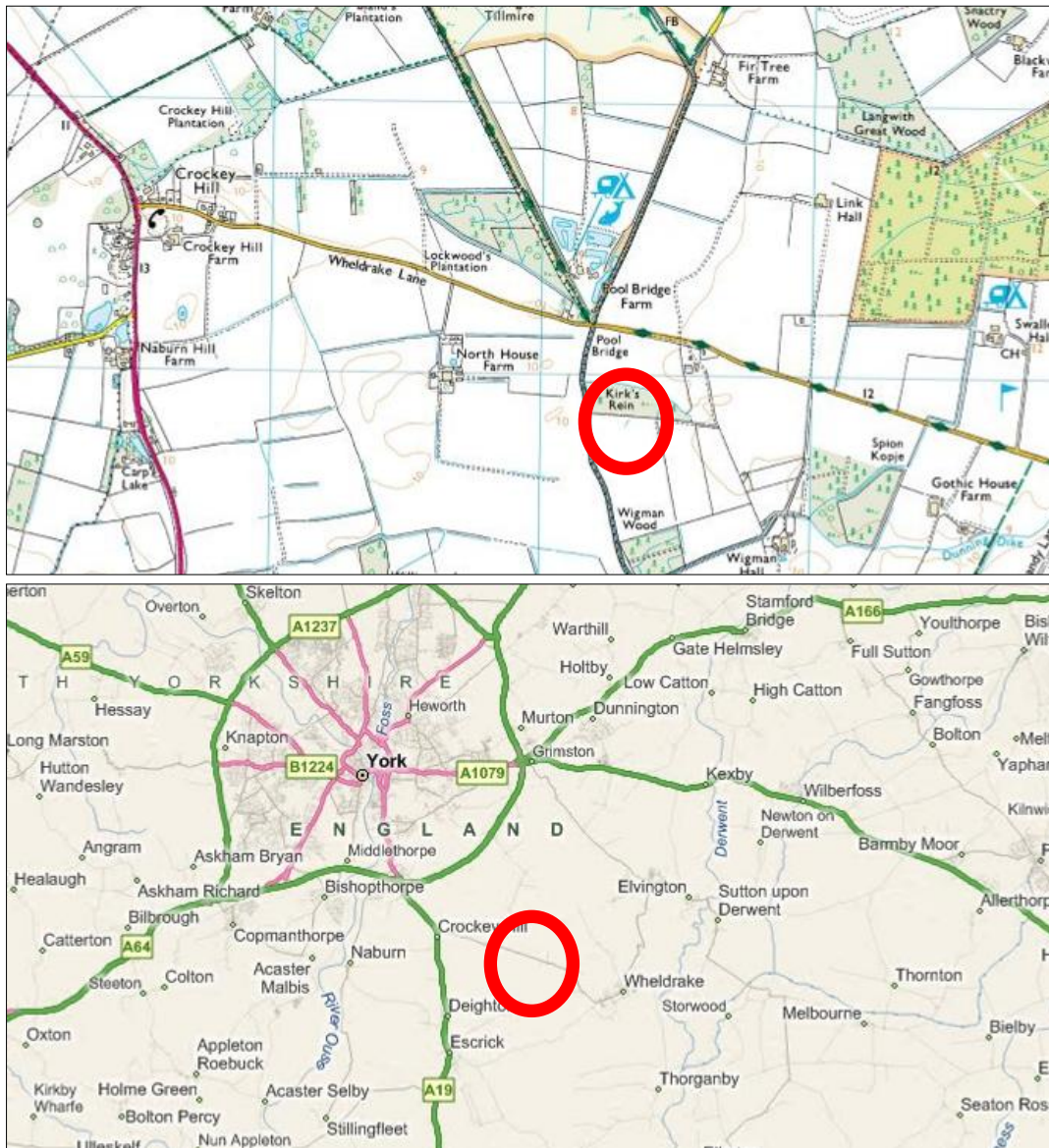
John Haigh (Knaresborough Office) on **01423 860322**

Andrew Hardcastle (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



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PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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