

# Chris Clubley & Co.

Estate Agents & Chartered Surveyors

## Grassland at Backcarr Lane, Nafferton



A parcel of level grassland including two paddocks and a fishing lake in all extending to 21.50 acres (8.69 ha)

**GUIDE PRICE - £170,000**  
**FOR SALE BY PRIVATE TREATY**



60 - 64 Market Place, Market Weighton, York, YO43 3AL  
Tel. 01430 874000 Fax. 01430 872605  
agriculture@chrisclubley.co.uk www.chrisclubley.co.uk



# Grassland at Backcarr Lane

## LOCATION

The property is set in a peaceful location on the outskirts of the village of Nafferton with open fields around. Nafferton is situated at the foot of the Yorkshire Wolds, being approximately 2.5 miles from the market town of Driffield and 10 miles from the coastal town of Bridlington.

The land is situated to the west of the village, and is accessed off Backcarr Lane which leads off from Lowthorpe Lane connecting to the village, as indicated by our sale board.

## DESCRIPTION

The property extends to approximately 21.50 acres (8.69 Ha) and comprises two paddocks fenced with post and rail within the parcel, the remainder of the land open with post and barbed wire boundaries, and a fishing lake with 24 pegs. A track leads to an area of hardcore which could be adapted to be used as a carpark to service the fishing pools.

## SINGLE FARM PAYMENT

There are no Single Farm Payment Entitlements included in the sale.

## SERVICES

To our knowledge there are no mains services connected to the land.

## WAYLEAVES AND EASEMENTS

Two electricity lines cross the land; however we have not had sight of any wayleave agreement relating to this equipment.

## INGOING VALUATION

There will be no ingoing valuation.



## TENURE

The land is offered For Sale Freehold with vacant possession on completion.

## RIGHTS OF WAY

We are not aware of any rights of way affecting the land.

## VIEWING

The land may be viewed at any time in possession of these particulars.

## LOCAL AUTHORITY

East Riding District Council – 01482 393939

## METHOD OF SALE

The Property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any other means at their discretion.

Prospective purchasers should register their interest with the selling agent to whom offers should be submitted.

## PLANS AND AREAS

Plans within these particulars have been prepared as carefully as possible and areas have been generated from Ordnance Survey maps. The plans and areas are for illustrative purposes and guidance only. Although they are believed to be correct their accuracy is not guaranteed and is subject to verification with the title deeds.



## MISREPRESENTATION ACT

Chris Clubley & Co. Ltd give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. 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 their accuracy. No person in the employment of Chris Clubley & Co. Ltd has the authority to make or give any representation or warranty in relation to the property.