

# Chris Clubley & Co.

Estate Agents & Chartered Surveyors

Land at Driffield Lane,  
Shiptonthorpe



7.3 ACRES (2.95 HA)  
Single Field of Pasture Land

**FOR SALE BY TENDER**  
**CLOSING DATE 12 NOON FRIDAY 27<sup>TH</sup> MAY 2011**



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# 7.3 ACRES AT DRIFFIELD LANE

## LOCATION

The land is situated 2 miles north west of Market Weighton and less than a mile east of Shiptonthorpe. The land has road frontage to Driffield Lane, a main trunk road linking the West Riding to the coast.

## DESCRIPTION

The property comprises a single field of pasture land which extends to 7.3 acres (2.95 hectares). The land benefits from road frontage on its southern boundary, a ditch forms the boundary to the north, and a hedgerow and fencing posts define the boundary to the east and west. The field is relatively flat with slow draining, rich loamy and clay soil.

## SINGLE FARM PAYMENT

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

## SERVICES

There are no Services available on the land, however there is a mains water supply close to the gateway which the purchaser could arrange a connection from.

## TENURE

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

## WAYLEAVES AND EASEMENTS

We are not aware of any wayleaves or easements over the land.

## RIGHTS OF WAY

A footpath briefly crosses the field at the north east corner.

## VIEWING

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

## METHOD OF SALE

The property is offered for sale by Informal Tender. All Tenders should be submitted on the enclosed form in a sealed envelope, clearly marked "Land at Driffield Lane" on the front.

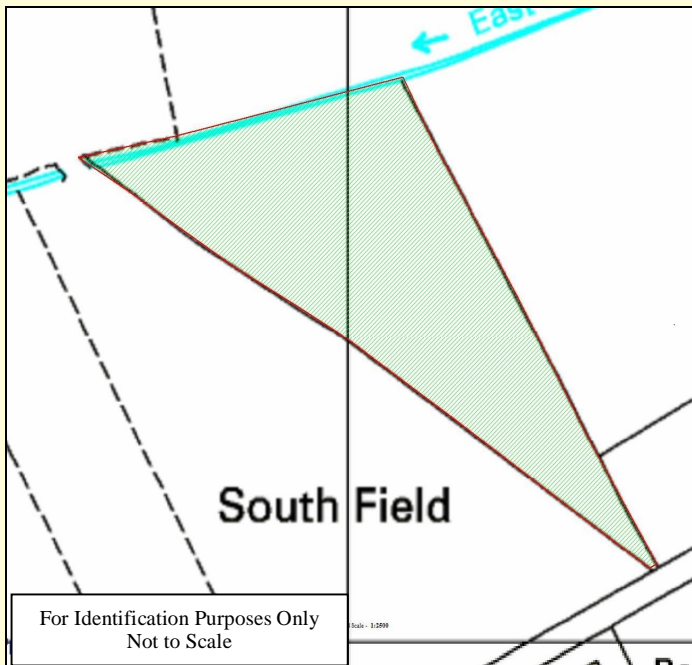
The vendor reserves the right not to accept the highest or any offer made. All Tenders should be received at our Office:-

60 - 64, Market Place,  
Market Weighton,  
York. YO43 3AL

by 12 noon on Friday 27<sup>th</sup> May 2011

## 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.



## 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.