

LAND AT LIMEBAR LANE

Marton Cum Grafton, York, YO51 9QJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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A well located block of versatile grassland.

Grass paddock with quiet access from Limebar Bank Road. The land offers significant scope for grazing, equestrian or amenity use.

About 16.15 acres (6.54 hectares)

FOR SALE AS A WHOLE WITH VACANT POSSESSION



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Situation

The land is situated in the well-regarded rural parish of Marton-cum-Grafton, North Yorkshire, lying to the south of Boroughbridge and within easy reach of the A168 and Junction 48 of the A1(M).


The land comprises a useful block of permanent pasture.,

Description

The versatile grassland extends to approximately 16.15 acres (6.54 hectares) currently divided into four blocks for sheep grazing and may appeal to agricultural, equestrian, amenity and lifestyle purchasers, subject to any necessary consents. The land also benefits from an open-fronted timber field shelter.

The land is understood to[JC1.1] be primarily Grade 3 with slightly acid loamy and clayey soils, although there is almost half a hectare of Grade 2 land with the same soil type within the boundary. It is bound by a combination of mature hedgerow and fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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