



Land R/O Hargill Lane, Redmire, Leyburn, North Yorkshire, DL8 4DZ
Guide price £95,000



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6.40 Acres (2.59 ha) of very desirable Paddock/Grassland situated on the north western side of this very pretty Dales village with Apedale Beck & some mature trees on its western boundary & access from Hargill Lane. The land is down to permanent grass with dry-stone walling & fencing boundaries. The land may be available in separate lots.

VIEWING strictly by prior appointment - 01748 811 722

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Rights of Way

There is a private right of way on the track (yellow on plan) for the benefit of 'Uncles' (a residential property) situated west, & to the other side, of Apedale Beck. Uncles also has the benefit of a water supply & telephone line running through the land. The owners of Northgate & Norgate to the south have the benefit of a water supply running through the land. There are 2 public footpaths crossing the land.

Services

There is a private Redmire water supply to a field trough.

Boundaries

A condition of sale is that the buyer(s) of the land will erect & maintain a stockproof post & wire fence between points A & B on the plan. The vendors will only sell such interest they have in the boundary walls, fences, ditches & hedges etc. The boundaries marked with a 'T' are believed to be the buyer's responsibility.

Covenants, Easements & Rights of Way

The land is sold subject to & with the benefit of all rights of way (public & private), light, water, drainage, sewerage, support, easements & restrictive covenants; existing & proposed wayleaves for masts, pylons, cables, water, drains & other pipelines mentioned or otherwise.

Sporting Rights

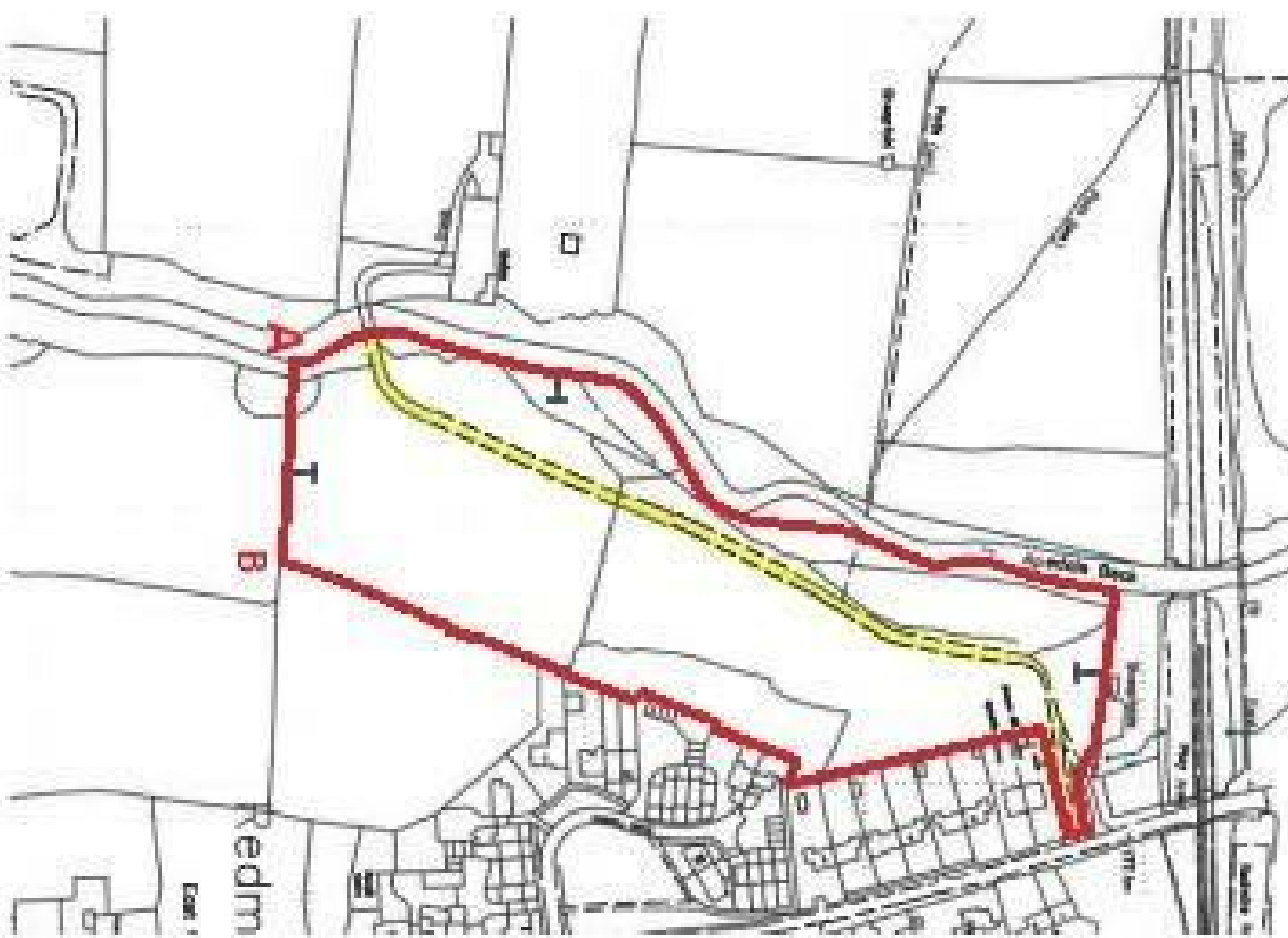
Any owned sporting rights will be included in the sale.


Basic Payment Scheme

Any entitlements for the Basic Payment Scheme are not included in the sale.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC 