

5.50 acres of land at Bilsdale | Helmsley

An idyllic parcel of grassland in the heart of one of the most attractive of the Dales within the North York Moors National Park with roadside frontage to the B1257 Helmsley/Stokesley Road extending to 5.50 acres or thereabouts. The land is situated approximately 7 miles from the market towns of Helmsley and Stokesley.





Offers Over £60,000





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DESCRIPTION

An idyllic parcel of grassland in the heart of one of the most attractive of the Dales within the North York Moors National Park with roadside frontage to the B1257 Helmsley/Stokesley Road extending to 5.50 acres or thereabouts, well-watered From Ledge Beck.

LAND CLASSIFICATION

The land is classified on the Ministry of agricultural provisional land classification map as grade 4, suitable for grazing purposes.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefits of all existing rights of way, water, drainage and other easements applicable to the property whether referred to in these particulars or not.

SCHEDULE

SE5796 4413 Grassland 2.23 hectares 5.50 acres

SPORTING TIMBER AND MINERAL RIGHTS

We understand sporting timber and mineral rights are in hand and included in the sale.

SERVICES

There are no services applicable to the land.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Offers over £60,000.

METHOD OF SALE

The land is offered for sale by private treaty. The vendors reserve the right to conclude the sale by whatever method they deem appropriate.

VIEWING

By permit from the agents only. Please note if you have downloaded these details from our website, you must contact the office to register or you will not be included in further mailings regarding the property.





WHAT3WORDS

///increased.mole.brief

SOLICITORS

Ware & Kay

2 Market Street, Malton, YO17 7AS

VAT

We understand the property is not assessed for VAT purposes and any offers made par on the basis that VAT will not be charged on the purchase price.

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are for guidance purposes only and are subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves were the extent of the boundaries lie.

LOCAL AUTHORITY

North York Moors National Park Authority

The Old Vicarage

 $Bondgate, Helmsley, York, North\ Yorkshire$

YO62 5BP

Telephone: 01439 772700

ANTI-MONEY LAUNDERING REGULATION

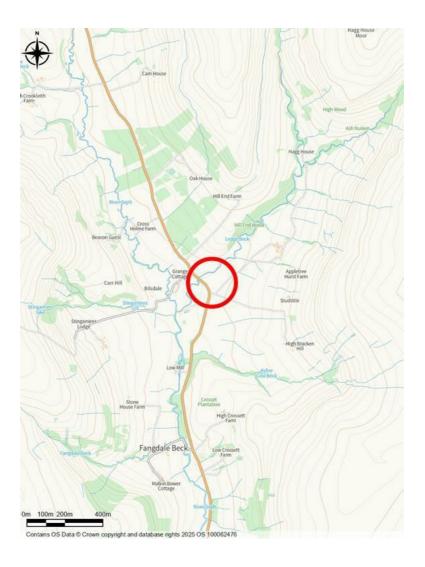
Agents must comply with anti-money laundering regulations. As part of the requirements, the agent must obtain evidence of the identity and proof of address or potential purchases. Prior to an offer being accepted, all parties OR purchasing must provide the necessary evidence

AGENT CONTACT

Philip M Place FRICS FAAV (07702) 853697 philip.place@boultoncooper.co.uk



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VIEWING

Strictly by appointment with the Agents.

St Michaels House Market Place, Malton, YO17 7LR t: 01653 692151 e: malton@boultoncooper.co.uk

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