



5.41 acres (2.19 ha) land at | Harrogate

BoultonCooper

BC
Est. 1801





5.41 acres (2.19 ha) land

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Solicitors:

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BoultonCooper

Guide Price £65,000

Location

The land is located off the Skipton Road (A59) which lies 2 miles south west of Hampsthwaite and 2.5 miles south of Birstwith. The property is approximately 4 miles west of Harrogate.

Description

The land forms a single parcel of permanent pasture extending in total to 5.41 acres (2.19 hectares) and has recently been used for grazing and mowing. The land fronts directly onto the A59 and is fenced.

The land is classified as Grade 4 and lies within the Dunkeswick soil series being slowly permeable fine loamy and fine loamy over clayey soils. Suitable for grassland and some arable cropping.

Access

The parcel is accessed directly from the A59 which runs adjacent to the northern boundary. A hardcore lay-by sits between the A59 and field entrance which is understood to form a part of the highway.

Services

We are unaware of any services to the land, however there is water in the vicinity. Interested parties should make their own enquiries.

Entry to the Land

The Purchaser is to be given entry to the Land on completion.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

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

Public Rights of Way

There are no public footpaths crossing the Land.

Basic Payment Scheme (BPS)

The land has previously been included in the Basic Payment Scheme. No Entitlements are included in the sale.

Field Number: SE2356 9537

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does not lie within an NVZ.

Sporting and Mineral Rights

Sporting and mineral rights are included with the sale so far as they are owned.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Overage

The land is sold without overage.

Local Authority

Harrogate Borough Council, Council Offices Crescent Gardens, Harrogate HG1 2SG

t: 01423 500600

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Richard Rusby of Cowling, Swift & Kitchin, 8 Blake Street York YO1 8XJ

t: 01904 625678

e: richard.rusby@csksolicitors.co.uk

Agent Contacts

For further information please contact:

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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	

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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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