



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

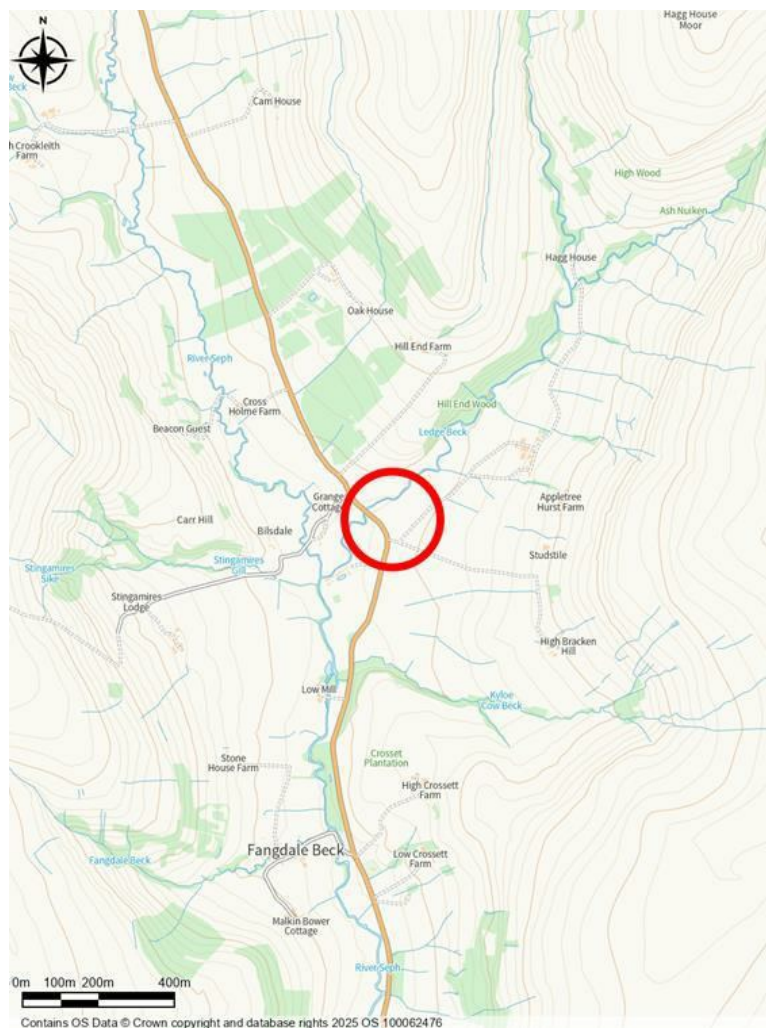
ANTI-MONEY LAUNDERING REGULATION

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.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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