



Land and Buildings off Daleside Road | Rosedale, Pickering

A rare opportunity to purchase 5.88 acres (2.38ha) of grassland with general purpose building and stabling within the village of Rosedale.

Suitable for agricultural, equestrian and amenity interest, subject to necessary consents.

For sale by Informal Tender. Best and final offers are to be received by our Malton office no later than 12pm on 12th April 2023.



Guide Price £125,000

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GENERAL INFORMATION

DESCRIPTION

The land comprises of a series of grassland parcels suitable for the grazing of horses or livestock extending to 5.88 acres (2.38 ha) or thereabouts.

GENERAL PURPOSE BUILDING

40' x 17'10" (12.19m x 5.44m)

Comprising of five stables with concrete block wall partitions, concrete floor, timber constructed under plastic coated sheeting.

LEAN-TO

14' x 57'10" (4.27m x 17.63m)

Steel portal frame, concrete floor, concrete block panels with Yorkshire boarding above, under plastic coat sheeting and upvc guttering. The land is ideally located with road frontage along its eastern boundary.

SERVICES

The property benefits from a mains water connection.

SITUATION

The property is situated within the village of Rosedale 11.6 miles North West from the market town of Pickering, with its essential shopping and transport facilities and within easy access of the A170 and A64 for commuting to Scarborough, Malton and York.

ACCESS

The land is ideally located with road frontage from Daleside Road along its eastern boundary.

Daleside Road leads onto the hardcore driveway and yard.

TENURE

We understand the tenure to be freehold with vacant possession upon completion.

RIGHTS OF WAY

We understand there is a right of way in favour of the subject property over Daleside Road. We understand there is provision for maintenance according to user. The land is sold subject to and with the benefits of all rights of way whether mentioned in these sales particulars or not.

WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefits of all wayleaves and easements whether mentioned in these sales particulars or not.

SPORTING AND MINERAL RIGHTS

We understand the Sporting Rights are in hand and included in the sale. The Mineral Rights are not included within the sale as far as we are aware.



LOCAL AUTHORITY

Ryedale District Council
Ryedale House, Old Malton Road, Malton
YO17 7HH. Tel: 01653 600666

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York,
YO62 5BP
Telephone: 01439 772700

VIEWING

By permit from the Agents. Please note that if you have downloaded these particulars from our website you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

GUIDE PRICE

£125,000 - £150,000

METHOD OF SALE

For sale by Informal Tender. Best and final offers are to be received by our Malton office no later than 12pm on 12th April 2023. Please contact our Malton office to register your interest and request a copy of the tender form.

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

ANTI MONEY LAUNDERING REGULATIONS

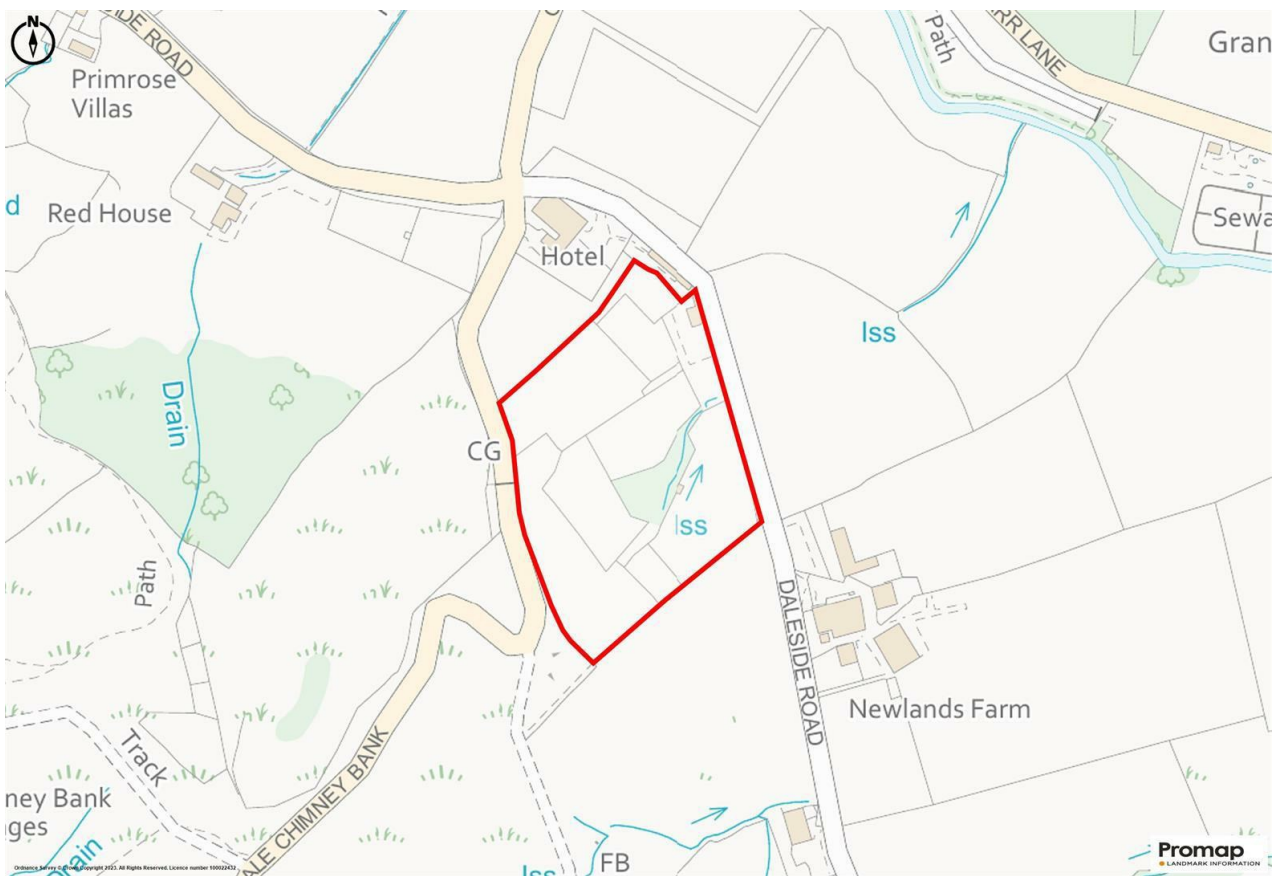
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

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.



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VIEWING

Strictly by appointment with the agents.

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

boultoncooper.co.uk



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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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