



Grass Paddock extending to 9.40 acres at Follifoot, Harrogate

StephensonsRural

SR
Est. 1871



Desirable grass paddock between the villages of Follifoot and Spofforth, 3 miles south of Harrogate.

Guide price: Offers over £100,000

Location

The paddock is located on the corner of Hags Road and Green Hags Lane with an access off each. The land lies between the popular villages of Follifoot and Spofforth just south of Harrogate.

Description

A gently sloping grass paddock extending to approximately 9.40 acres (3.80 hectares) with a water supply and new post and netting fencing with a composite rail. Large secure timber gates sit at the two entrances off Hags Road and Green Hags Lane and some recent hedge/ tree planting has been undertaken.

The land is ideal for equestrian use but lends itself to a variety of other uses such as livestock grazing or other amenity uses (subject to necessary consents).

Directions

From Follifoot, take Pannal Road west to join the A658, John Metcalf Way. Take the first left of the A658 onto Hags Road and after approximately 1 mile the entrance to the land will be on your right as shown by the For Sale board. The nearest postcode is HG3 1EQ.

Services

The paddock will have access to a water supply.

Tenure

Freehold with vacant possession on completion.

Wayleaves and Easements

We are unaware of any wayleaves or easements affecting the paddock.

Rights of Way

The paddock benefits from a Right of Way for all purposes down the privately owned Green Hags Lane.

Basic Payment Scheme

The land is not registered for the BPS.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within a NVZ which will limit excessive fertiliser application.

Sporting and Mineral Rights

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

Restrictive Covenant

There is a restrictive covenant over the paddock restricting the use to agriculture, arboriculture, horticulture or equestrian purposes.

VAT

The purchase price will be subject to VAT.

Planning

Planning Permission for a large equestrian complex was recently refused by Harrogate Borough Council. Application Reference 21/04417/FUL.

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 for this property and other available properties.

Local Authority

Harrogate Borough Council, Council Offices, Crescent Gardens, Harrogate HG1 2SG t: 01423 500600 e: customerservices@harrogate.gov.uk

Method of Sale

For sale by Private Treaty.

Anti-Money Laundering Regulation

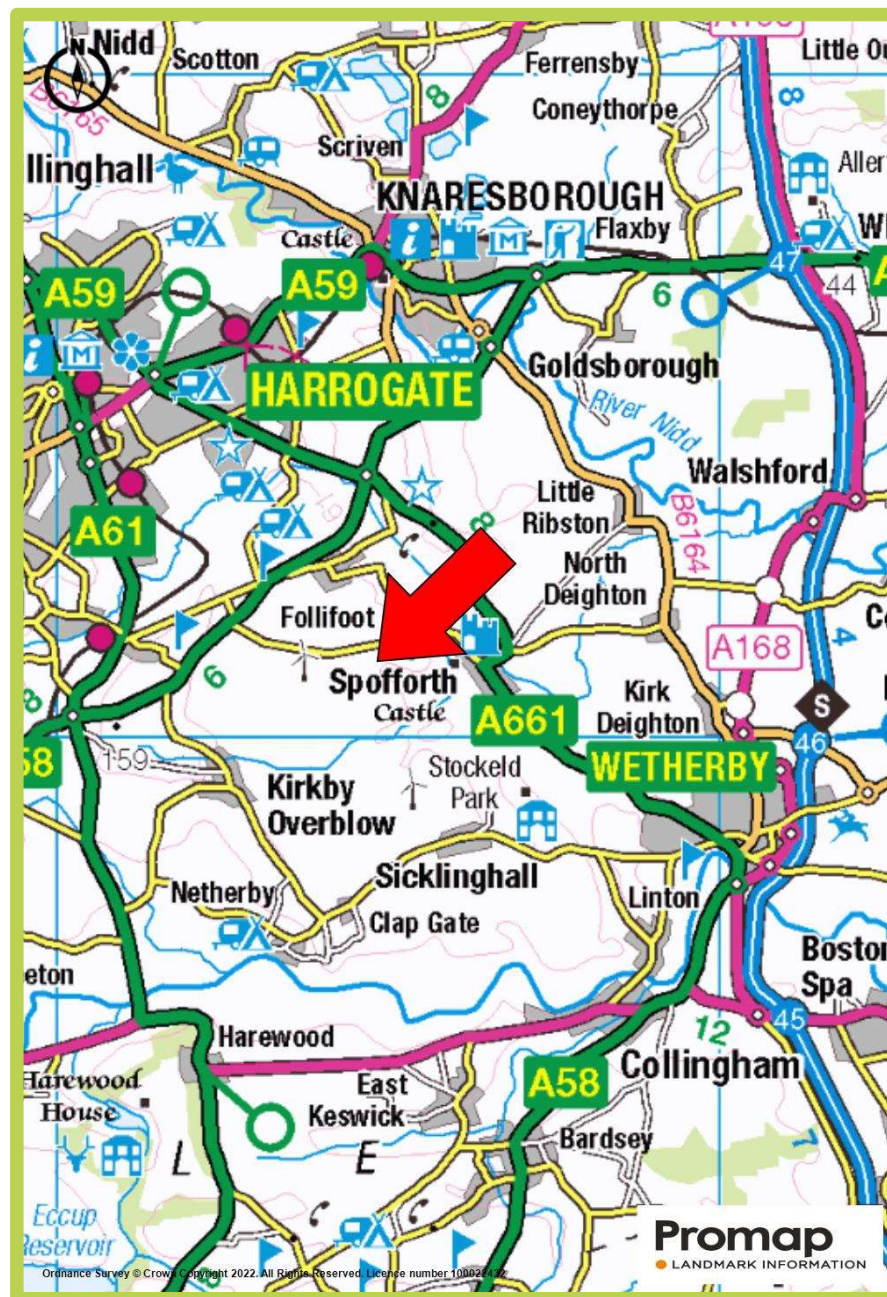
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Newtons Solicitors, St James' Business Park, 5 Gimbald Crag Court, Knaresborough, Nr Harrogate, HG5 8QB t: 01423 789050

Agent Contact

Johnny Cordingley MRICS FAAV, Stephenson's Rural, York Auction Centre, Murton, York YO19 5GF t: 01904 489 731 e: jc@stephenson.co.uk





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