



LAND OFF HAVIKIL LANE,

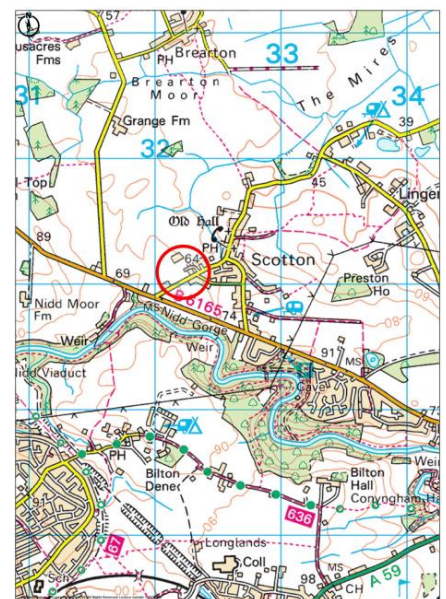
SCOTTON, KNARESBOROUGH, NORTH YORKSHIRE, HG5 9HN

A POTENTIAL SELF BUILD RESIDENTIAL DEVELOPMENT SITE, SUBJECT TO PLANNING

The site extends to approximately 0.35 acres (0.1 ha). The site is currently grassland with residential development on the southern and eastern boundaries. It is considered that the site could provide self-build opportunities subject to the necessary consents.

GUIDE PRICE £500,000

FOR SALE BY PRIVATE TREATY



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Lister Haigh

LOCATION

The site lies to the north side of Havikil Lane, Scotton. Scotton lies approximately 2.6 miles to the northwest of Knaresborough just off the B6165. There are public transport services near by with train stations at Harrogate and Knaresborough. A variety of local shops, schools and other services also are in the locality.

DESCRIPTION

The site extends to approximately 0.35 acres (0.1 ha). The site is currently grassland with residential development on the southern and eastern boundaries. It is considered that the site could provide self-build opportunities subject to the necessary contents.

ADDITIONAL INFORMATION

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights of way, both public and private, whether mentioned in these particulars or not which may affect the property.

LOCAL AUTHORITY

Harrogate Borough Council, St Luke's Avenue,
Harrogate, HG1 2AE.
Tel: 01423 500600 www.harrogate.gov.uk

METHOD OF SALE

Expressions of interest/offers are invited for the whole site. The seller will consider an option or promotion agreement conditional upon planning being granted. The property is offered for sale by private treaty although the vendors reserve the right to conclude the sale by any other method.

TENURE AND OCCUPATION

Freehold with vacant possession. The property is sold freehold and vacant possession will be available upon completion of the sale.

VIEWING

Strictly by appointment with the agents, Lister Haigh (Yorkshire) Ltd by calling Charlie Cowen on 01423 860322 or emailing charliecowen@listerhaigh.co.uk. The Site may be viewed from the road and the gateway. Entry to the land must be arranged due to livestock and electric fences on the property.

IMPORTANT NOTE

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.

SERVICES

There are no services connected to the property it is understood that connection to all services will be available from the public highway known as Havikil Lane.

Plans areas and Measurements

The plans used in these particulars are for identification purposes only. All boundaries, and areas are approximate and subject to verification/agreement

DIRECTIONS

From Knaresborough High Street proceed north, at the mini roundabout take the first left on to the A59. Take the next right at the second mini roundabout and continue along the B6165 for approximately 2 miles. Taking the second sing turning to Scotton turn right on to Havikil lane, the property will be on your left marked by a Lister Haigh 'For Sale' sign.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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