

PRODUCTIVE FARMLAND & WOODLAND

85.41 ACRES (34.56 HA) APPROX.

LAND OFF BILTON HALL DRIVE, HARROGATE

NORTH YORKSHIRE, HG1 4DW

A RARE OPPORTUNITY TO ACQUIRE A BLOCK OF GRASSLAND AND WOODLAND LOCATED IN A CONVENIENT POSITION ON THE EDGE OF HARROGATE AND KNARESBOROUGH. THE LAND WILL APPEAL TO BOTH COMMERCIAL FARMERS AND AMENITY BUYERS SEEKING GRASSLAND AND WOODLAND FOR RECREATIONAL AND EQUESTRIAN PURPOSES (SUBJECT TO THE NECESSARY CONSENTS).

LOT 1: 41.26 ACRES GRASSLAND	OFFERS OVER £405,000
LOT 2: 9.08 ACRES GRASSLAND & BUILDINGS	OFFERS OVER £165,000
LOT 3: 6.34 ACRES GRASSLAND	OFFERS OVER £75,000
LOT 4: 4.13 ACRES GRASSLAND	OFFERS OVER £55,000
LOT 5: 13.01 ACRES GRASSLAND	OFFERS OVER £155,000
LOT 6: 5.04 ACRES WOODLAND	OFFERS OVER £20,000
LOT 7: 0.87 ACRES WOODLAND	OFFERS OVER £13,000
LOT 8: 5.68 ACRES WOODLAND	OFFERS OVER £22,500

OFFERS OVER (FOR THE WHOLE): £910,500

FOR SALE BY PRIVATE TREATY – OFFERS WILL BE CONSIDERED FOR PART LOTS

LOCATION AND ACCESS

The land is located to the north east of Harrogate and south west of Knaresborough on the north side of the A59 Harrogate Road. The majority of the land is accessed from Bilton Hall Drive.

DESCRIPTION

85.41 acres approximately of agricultural grazing and mowing land with a small area of woodland. The majority of the land is bounded by a mix of stock fences and hedgerows. The land is available as a whole or in seven separate lots comprising: -

Lot 1

41.26 acres of grassland lying to the east of Bilton Hall Drive and having access directly off the same. The land comprises of 5 fields of productive grassland bound by stockproof fencing in places and hedgerows. The National cycle Network route 636, known as the Beryl Burton Cycleway runs along the northern boundary.

Lot 2

9.08 acres of grassland, a small range of dilapidated buildings and having direct road frontage to the A59 Harrogate Road. The land is bound by stockproof fencing in places and hedgerows. There is a public footpath running along the northern boundary.

Lot 3

6.34 acres of grassland, lying to the west of Bilton Hall Drive and having access directly off the same. The land is bound by stockproof fencing in places and hedgerows.

Lot 4

4.13 acres of grassland, lying to the west of Bilton Hall Drive and having access directly off the same. The land is bound by stockproof fencing in places and hedgerows.

Lot 5

13.01 acres of grassland, lying to the west of Bilton Hall Drive and having access directly off the same. The land comprises of 3 fields of productive grassland bound by stockproof fencing in places and hedgerows. There is a public footpath running along the northern boundary.

Lot 6

5.04 acres of woodland and scrub land. There is a private right of way over third party land from Bilton Lane, which connects to Bilton Hall Drive. There will be a right of way over the land for the benefit of the land to the west.

Lot 7

0.87 acres of woodland and scrub land. There is a private right of way over third party land from Bilton Lane, which connects to Bilton Hall Drive.

Lot 8

5.68 acres of woodland and scrub land. There will be a right of way over the land to the east which will connect to a private right of way over third party land from Bilton Lane, which connects to Bilton Hall Drive.

ADDITIONAL INFORMATION

DIRECTIONS

From Harrogate Town Centre head east on the A59. On leaving Starbeck, Bilton Hall Drive is on the left hand side, nearly opposite the Harrogate Golf Club. From Knaresborough Town Centre head west on the A59, towards Harrogate, Bilton Hall Drive is on the right hand side nearly opposite the Harrogate Golf Club. The majority of the land is on the left and right hand side of Bilton Hall Drive marked by Lister Haigh For Sale Boards.

SPORTING & MINERAL RIGHTS

We understand that the sporting rights and mineral rights are included in the sale so far as they are owned or exist.

RESTRICTIVE COVENANTS

The land is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

SERVICES

We are not aware of any services connected to the individual lots, but understand they are in the locality, with the exception of Lot 2 which has a water supply.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

LOCAL AUTHORITY

Harrogate Borough Council

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

TENURE AND OCCUPATION

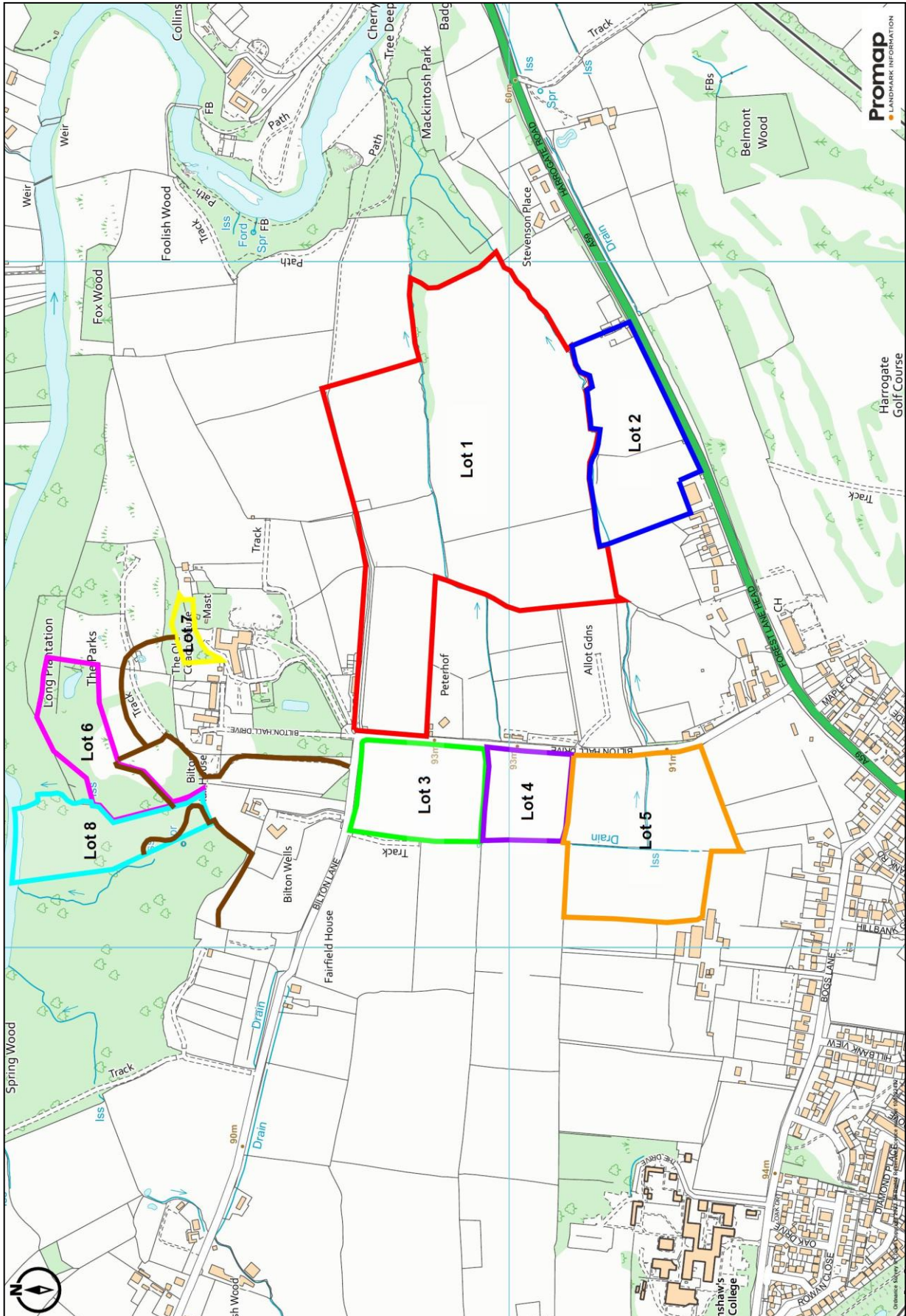
The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

VIEWING

Strictly through the selling agents, Lister Haigh's Knaresborough office 01423 860322.

IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our Knaresborough office.



Plans – Not To Scale For Identification Purposes Only

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Giles Chaplin (Knaresborough Office) on **01423 860322**

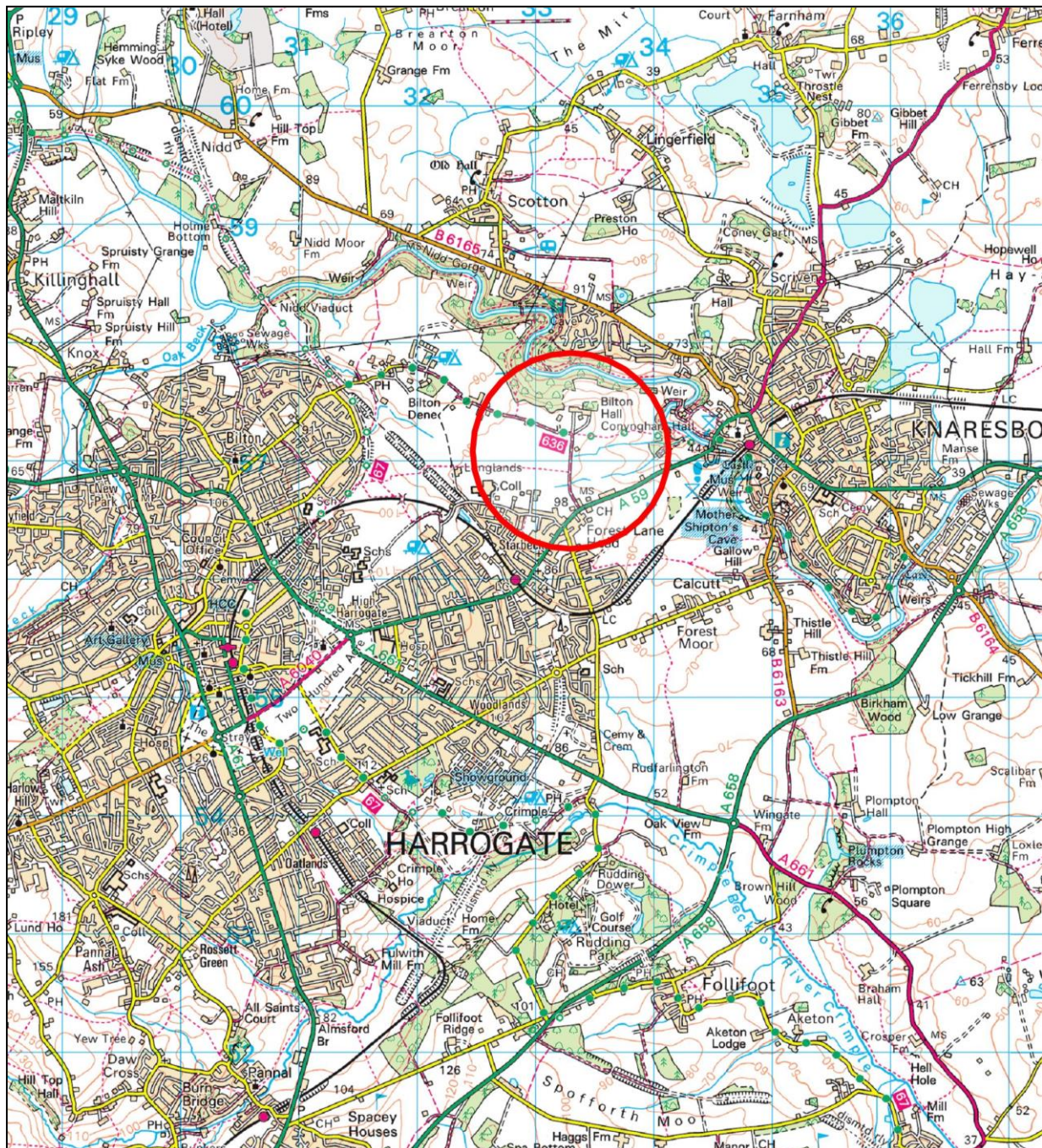
John Haigh (Knaresborough Office) on **01423 86032**

Charlie Cowen (Knaresborough Office) on **01423 860322**

LISTER HAIGH AGRICULTURAL SERVICES

Our team of Chartered Surveyors can carry out the following:

- Valuations
- Compensation Claims
- Lettings & Management
- Planning



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 18/01/2023

"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."

Regulated by the RICS