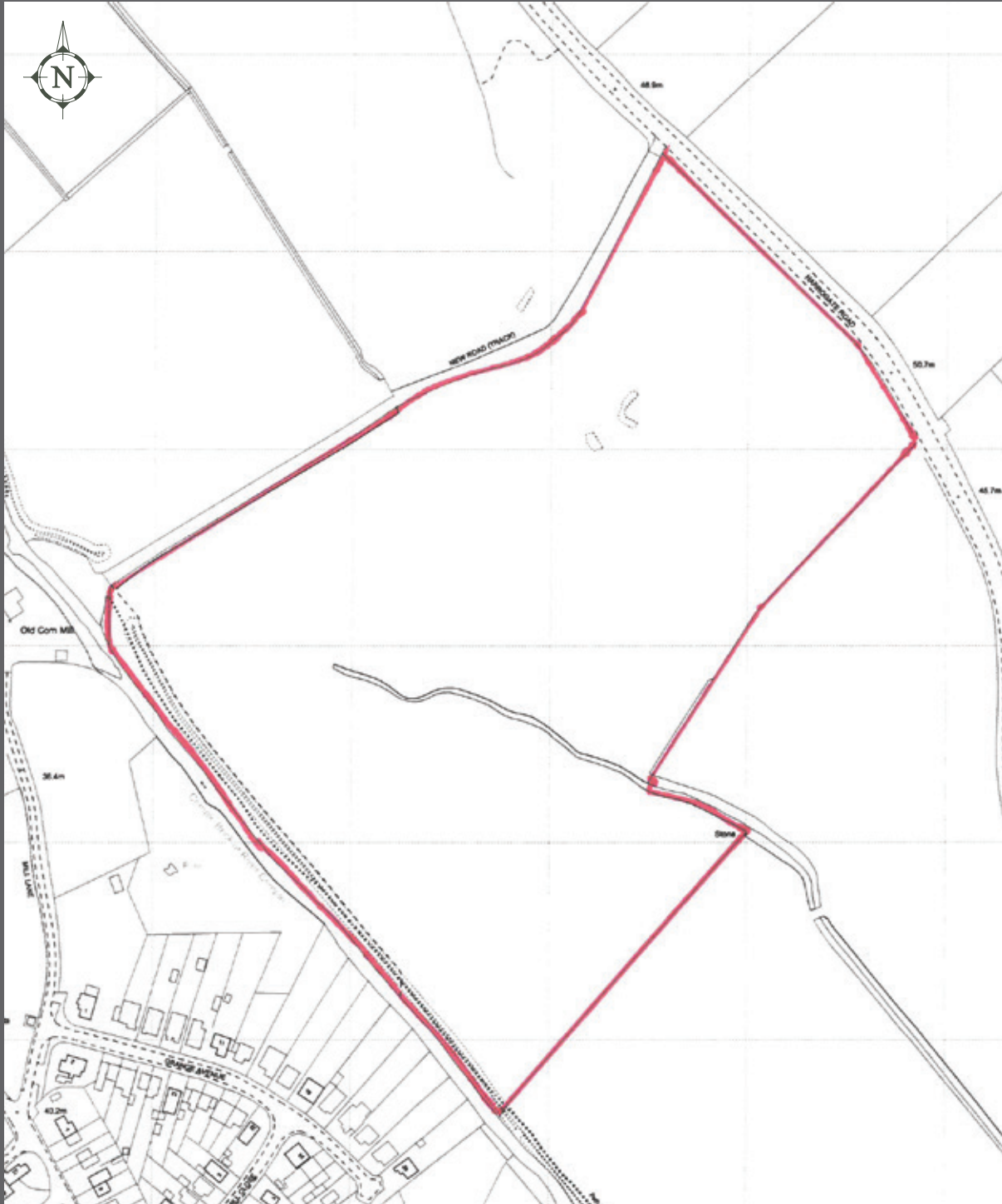


# Harrogate Road

Spofforth, North Yorkshire, HG3 1AE



23 acres (est) of arable land

For Sale By Private Treaty | Guide Price £250,000

# Harrogate Road

Spofforth, Harrogate, North Yorkshire, HG3 1AE

23 acres of Arable Land | For Sale by Private Treaty | Guide Price £250,000

## Situation and Description

The land on the edge of Spofforth, approximately 3 miles from Wetherby and 6 miles from Harrogate.

The land lies in a single parcel off Harrogate Road from which it takes access and slopes south westerly down to Crimble Beck. New Lane forms its north westerly boundary. The land is capable of growing good arable and root crops but is also suitable for equestrian and livestock or other purposes.

## Tenure and Sporting Rights

The property is Freehold and vacant possession will be given upon completion after the 2025 harvest. Sporting rights are included in the sale.

## Wayleaves, Easements and Rights of Way

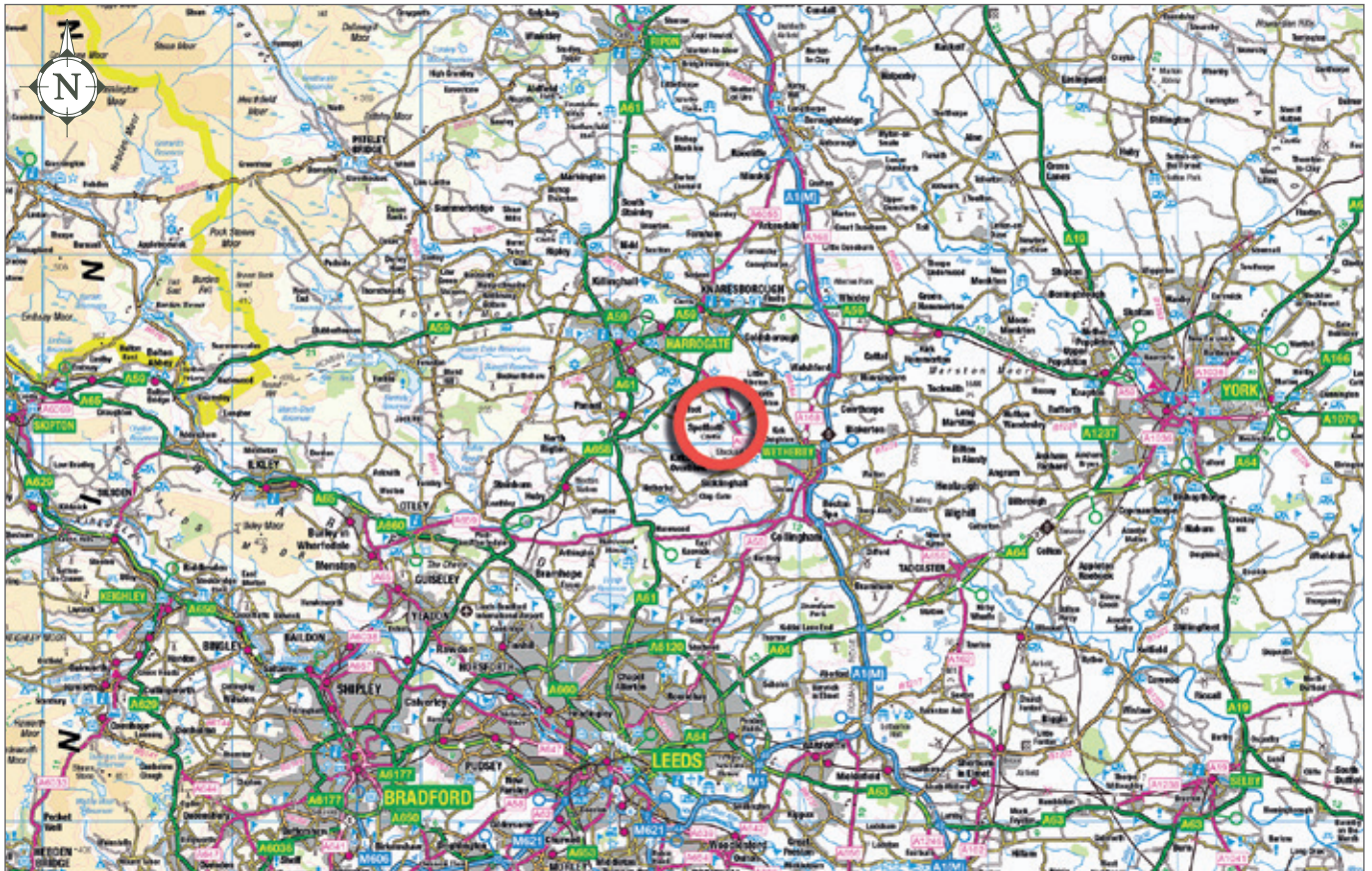
The land is sold subject to any existing rights, wayleaves or rights of way. A footpath runs along the southwest boundary adjacent to Crimble Beck.

## Sale

The property is For Sale by Private Treaty and is being handled by Richard Waring of Thomlinsons, 24 High Street, Wetherby. Email: richard@thomlinsons.co.uk. Tel: 01937 582748.

## Viewing

During daylight hours from Harrogate Road or New Lane.



**Important Notice** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

24 High Street | Wetherby | West Yorkshire | LS22 6LT  
richard@thomlinsons.co.uk

