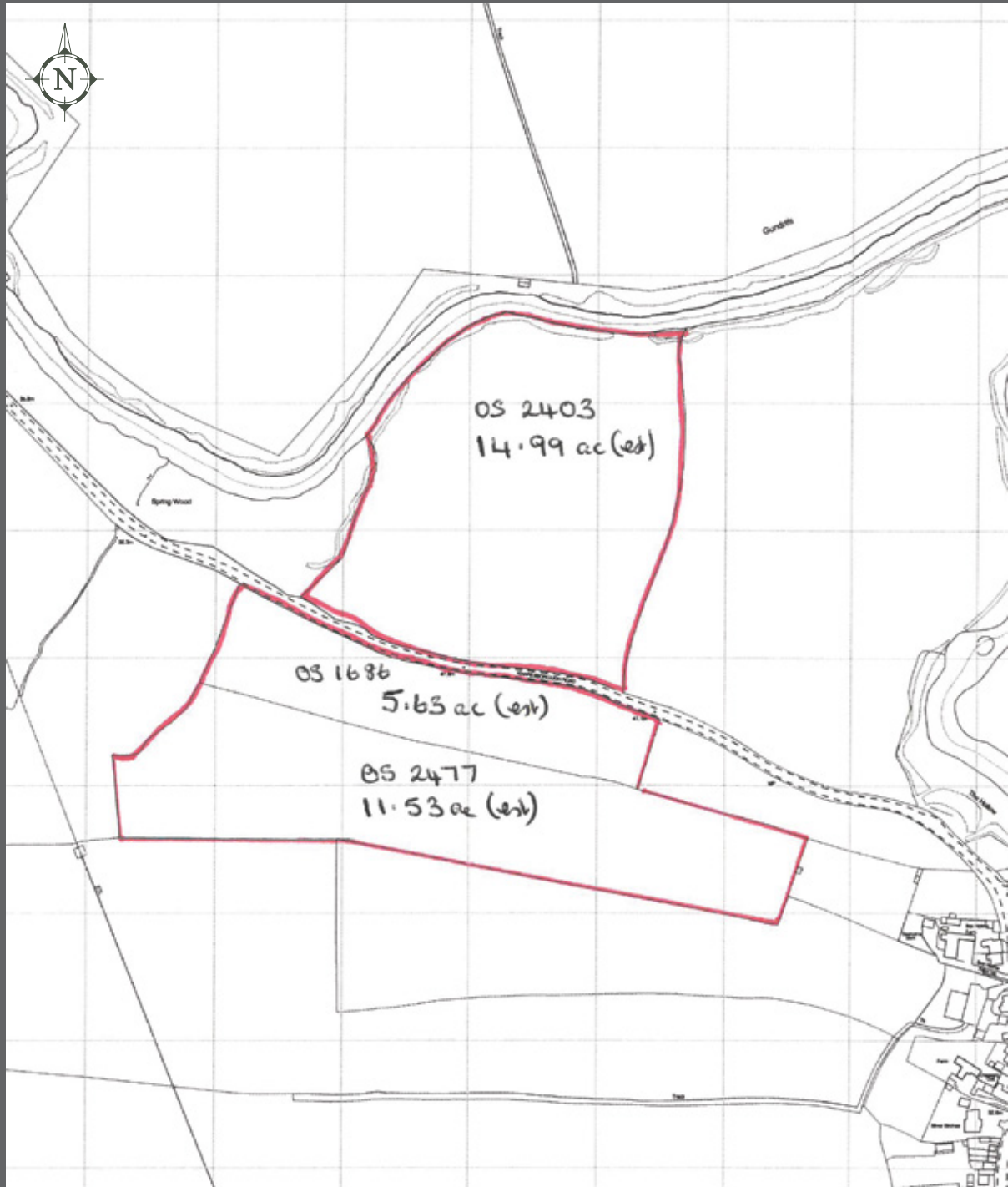


Knaresbough Road

Little Ribston, Harrogate,
North Yorkshire, LS22 4ET



32 acres (approx.) of arable land with irrigation

For Sale By Private Treaty | Guide Price £380,000

Knarborough Road

Little Ribston, Harrogate, North Yorkshire, LS22 4ET

32 acres (approx.) of arable land with irrigation | For Sale by Private Treaty | Guide Price £380,000

Situation and Description

The land lies in two parcels, to the north west of the village of Little Ribston to the north and south of Knarborough Road, from which it takes its access. The land is edged red on the plan on the particulars.

The land is a fertile Grade 2 loam, capable of growing good arable and root crops and has the benefit of a Full Licence to Extract Water from the River Nidd, which forms the northern boundary.

Water Extraction Licence

The licence was granted on 16th April 2016 and allows for 640 cubic metres per day or 10,000 cubic metres per annum. The licence is due for renewal on 31st March 2029 and a copy of the current licence is available from the selling agents.

Tenure

The property is Freehold and vacant possession can be given after the 2025 crops have been harvested.

Sporting and Mineral Rights

Shooting rights are included in the sale, however fishing rights are reserved.

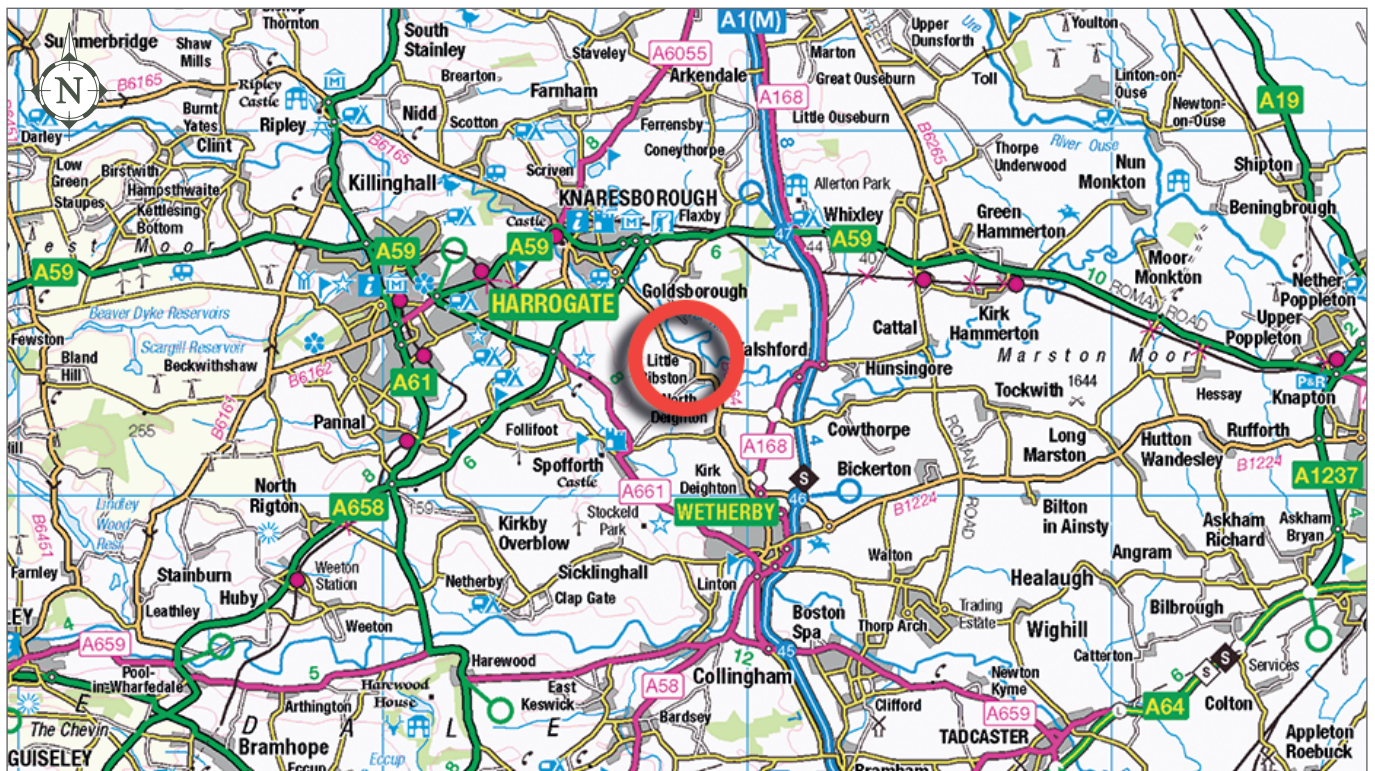
Mineral rights are included in the sale

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.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing wayleaves, easements and rights of way.



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

