

LAND AT ELLERBECK

£25,000

Higher Westhouse, Yorkshire Dales National Park, LA6 3NH

For Sale by Private Treaty

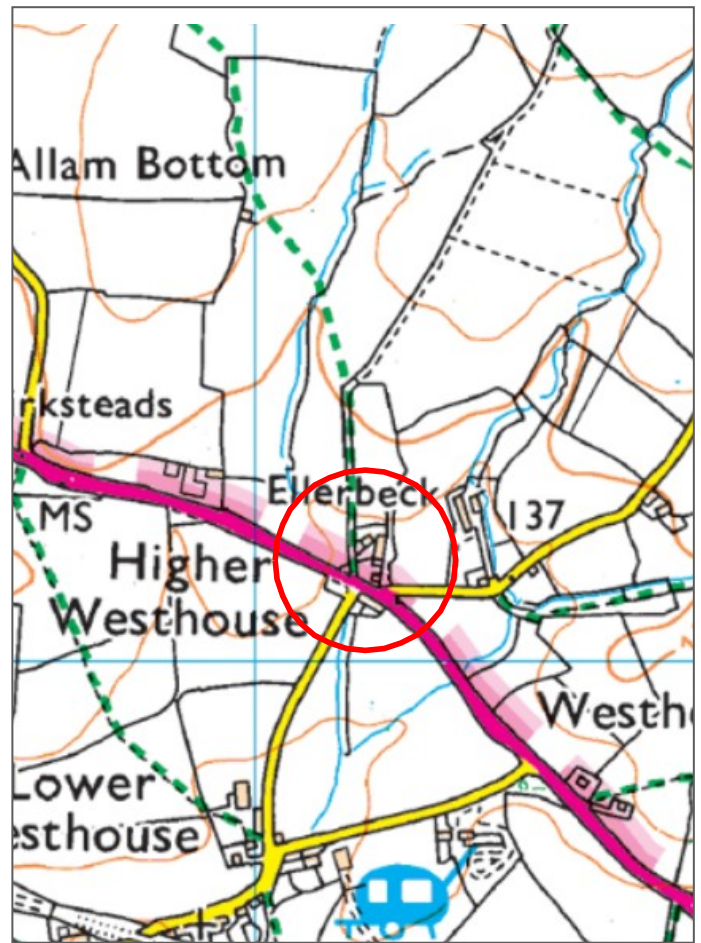
Located just off the A65, two paddocks of pasture land extending to approximately c. 0.52 acres (0.21 hectares) with laneside access and Eller Beck meandering through.

Available separately or available with Lot 1, Ellerbeck, the neighbouring five bedroom detached former farmhouse and Lot 2, a detached three/four bedroom cottage and detached stone barn.





Sale plan not to scale, for illustrative purposes only



Location plan

Land at Ellerbeck

Two paddocks extending to 0.52 acres (0.21 hectares) situated to the east of Ellerbeck., located just off the A65.

Available separately is neighbouring Ellerbeck (Lot 1) and Ellerbeck Cottage and detached stone barn (Lot 2). Please ask the agent for further details.

Directions - from Kirkby Lonsdale, head east on the A65 towards Ingleton and turn first left after the garden centre, signposted Higher Westhouse. Continue and take the third turning on the left, immediately after the white cottage; the access gate to the paddock is on the right.

///what3words reference: unheated.camp.drilling

Wayleaves, Easements and Rights of Way

The land is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not.

Viewings

Viewing is permitted during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agent.

Health and Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility for any part of the property.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. Driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways; by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and 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 the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.