



36.08 Acres of Grassland at Walden, Leyburn,
North Yorkshire



RobinJessop

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A Block of Rough Grazing with Roadside Access, Stunning Views and Fantastic Sporting Potential

- Roadside Access Between Two Popular Villages
- Rough Grazing
- Sporting, Rewilding, Tree Planting and Carbon Offsetting Potential
- Stunning Views of Walden and Wensleydale
- Guide Price: Offers Over £100,000

SITUATION

West Burton 1 mile, Walden 2 miles, Carperby 3 miles, Leyburn 9 miles, Hawes 11 miles, Bedale 19 miles, Sedburgh 27 miles (All distances are approximate).

The land is pleasantly situated between the villages of West Burton and Walden, just off Whiterow Road. It has ready access to a number of local rural villages and the larger market towns, together with the A1(M).

DESCRIPTION

The land extends to approx. 36.02 acres of rough grazing, with better quality grazing towards the Eastern boundary. It is situated on the west facing side of Walden, between the popular villages of Walden and West Burton. The land has the benefit of roadside access, which has been marked by the X on the plan.

The land is currently rough grazing at the bottom with the grass getting better as you get to the top and Eastern edge, which would be ideal for grazing livestock.

The land is classified as Grade V on the Agricultural Land Classification Map.

The land offers a great opportunity for a number of different uses including those looking to graze

livestock, the carbon conscious, planting trees and rewilding.

It also offers significant sporting potential with its steep banks and rough cover providing ideal habitat for wildlife.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold and vacant possession will be given upon completion. The site is currently unregistered with the land registry.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

SERVICES

There are no mains services to the land.

AGRI-ENVIRONMENTAL SCHEMES

The land is currently not entered into any agri-environmental schemes.

SPORTING & MINERAL RIGHTS

It is understood that the sporting rights are in hand and included in the sale.

BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

DIRECTIONS

A for sale board will be erected at the field entrance on the western boundary. It is possible to park along the verge by the field entrance.

PLAN

The plan is for identification purposes only.

OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest and preferably to confirm this in writing to ensure that you are kept informed with regard to the progress of the sale of this land.

Email mitchell@robinjessop.co.uk

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

VIEWINGS

Please make contact with Robin Jessop Ltd on (01969 622800) to arrange a viewing. **When conducting a viewing, please keep all gates closed.**

USEFUL ADDRESSES

VENDOR'S SOLICITOR

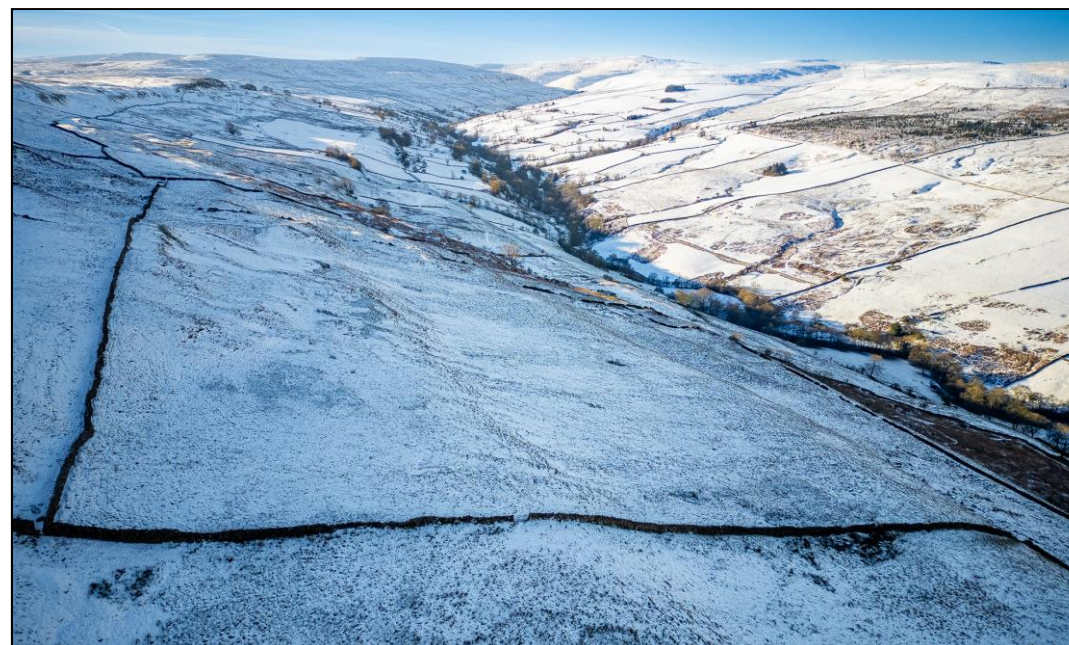
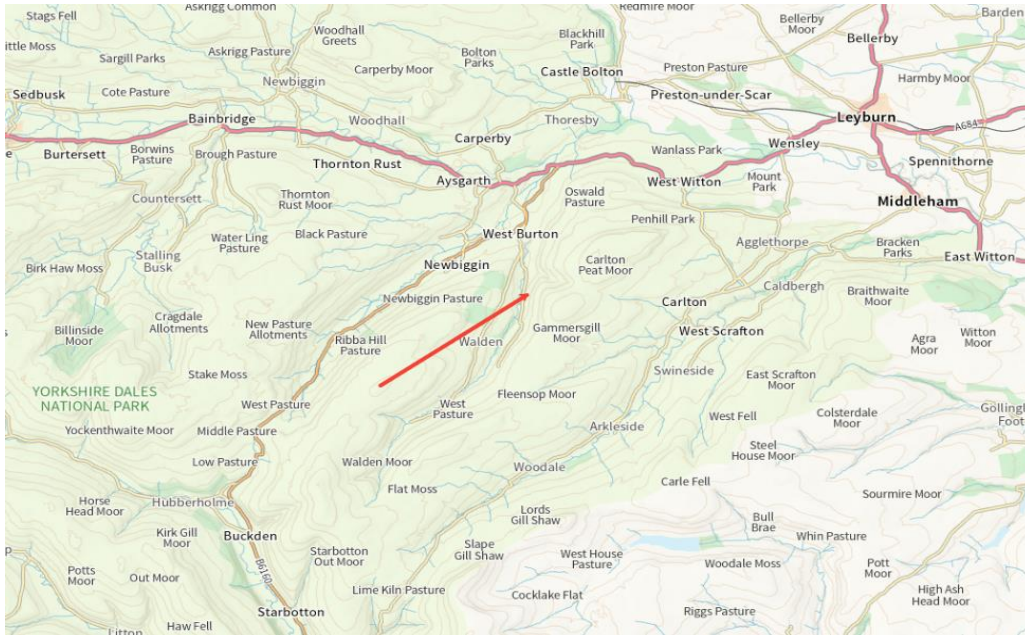
McGarry & Co
21 Galgate
Barnard Castle
Durham
DL12 8EQ

Telephone – 01833 600 160

Acting Solicitor: Mr Michael McGarry

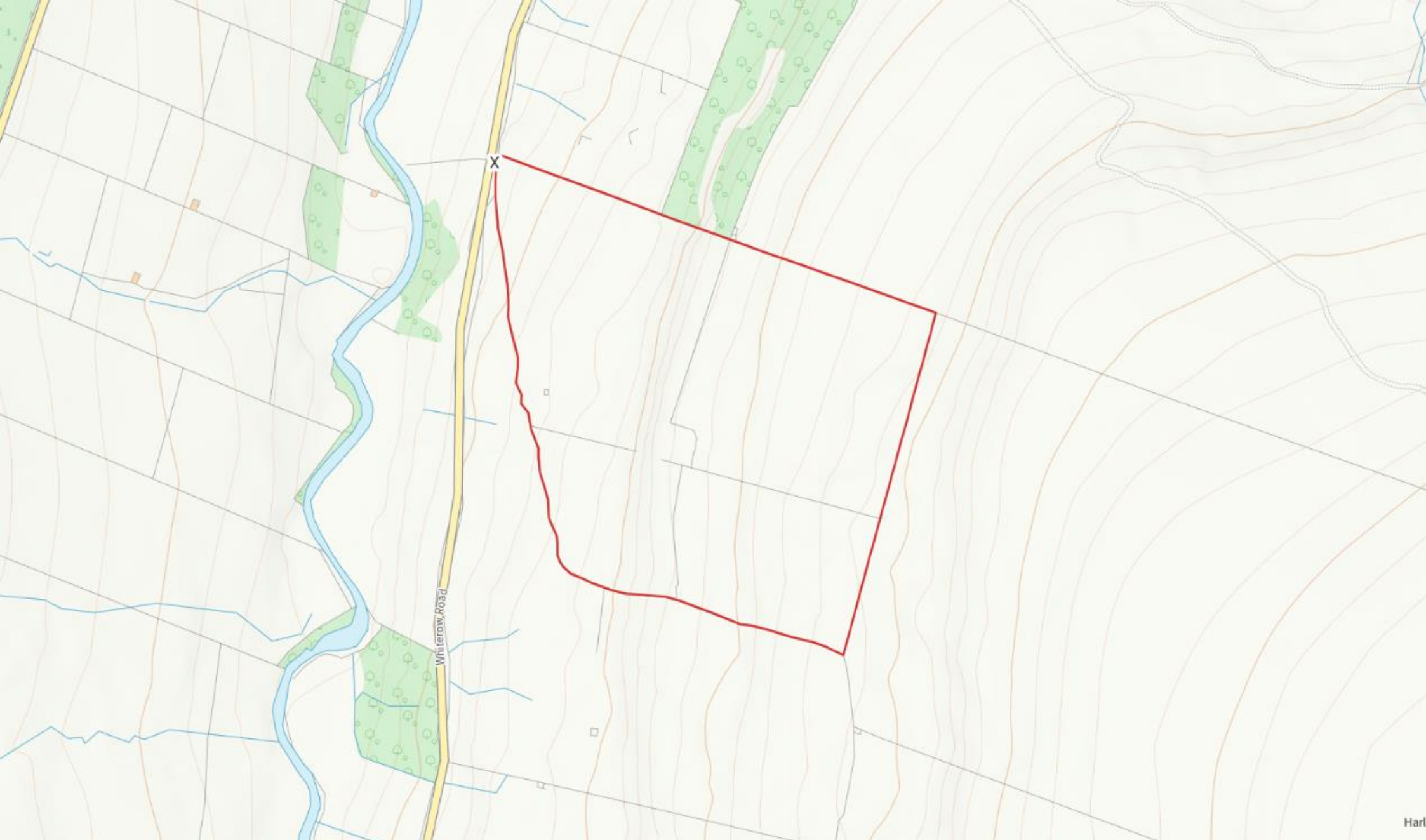
PLANNING AUTHORITY

Yorkshire Dales National Park Authority
Bainbridge, North Yorkshire, DL8 3EL



Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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