

# Garden Land

Buckden, Skipton, North Yorkshire, BD23 5JA



Robin Jessop



**A Small Area of Garden/Amenity Land Centrally Situated in the village of Buckden in Wharfedale.**

- Attractive Small Parcel of Garden Land
- Traditional Walled Boundaries
- Central Village Location
- A Rare Opportunity
- Potential as Allotment or Amenity Land
- Guide Price: £5,000 - £10,000





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## SITUATION

Grassington 10 miles. Leyburn 16 miles. Skipton 17 miles. The A59 & A65 are accessible from Skipton and bring the larger centres of Harrogate, Ilkley and Leeds within commutable distance.

This attractive piece of land is beautifully situated within the centre of the popular village of Buckden, nestled in the heart of Wharfedale. Buckden is a traditional dales village with a village store and public house which serves meals. The location is quiet yet accessible with a bus service running through the village. There are many miles of walking on the door step and the village is part of the Dales Way walk which is very popular.

## DESCRIPTION

This area of garden lands offers a unique opportunity to purchase a small parcel of amenity land in a central village location. It provides an attractive area for a garden or recreational use. It also provides a highly desirable area to enjoy a good picnic in summer months for those who may be interested in owning a small part of North Yorkshire.

### GENERAL REMARKS & STIPULATIONS

## VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 0196622800  
or 01677 425950

## OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

## MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

## METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. **///commutes.parent.avoid**

## FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

## BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

## TENURE

Freehold with vacant possession.

## SERVICES

No services.

## LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton,  
DL7 8AD Tel: 01609 780780

## LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, "Colvend", Hebden Road,  
Grassington, Skipton, North Yorkshire, BD23 5LB

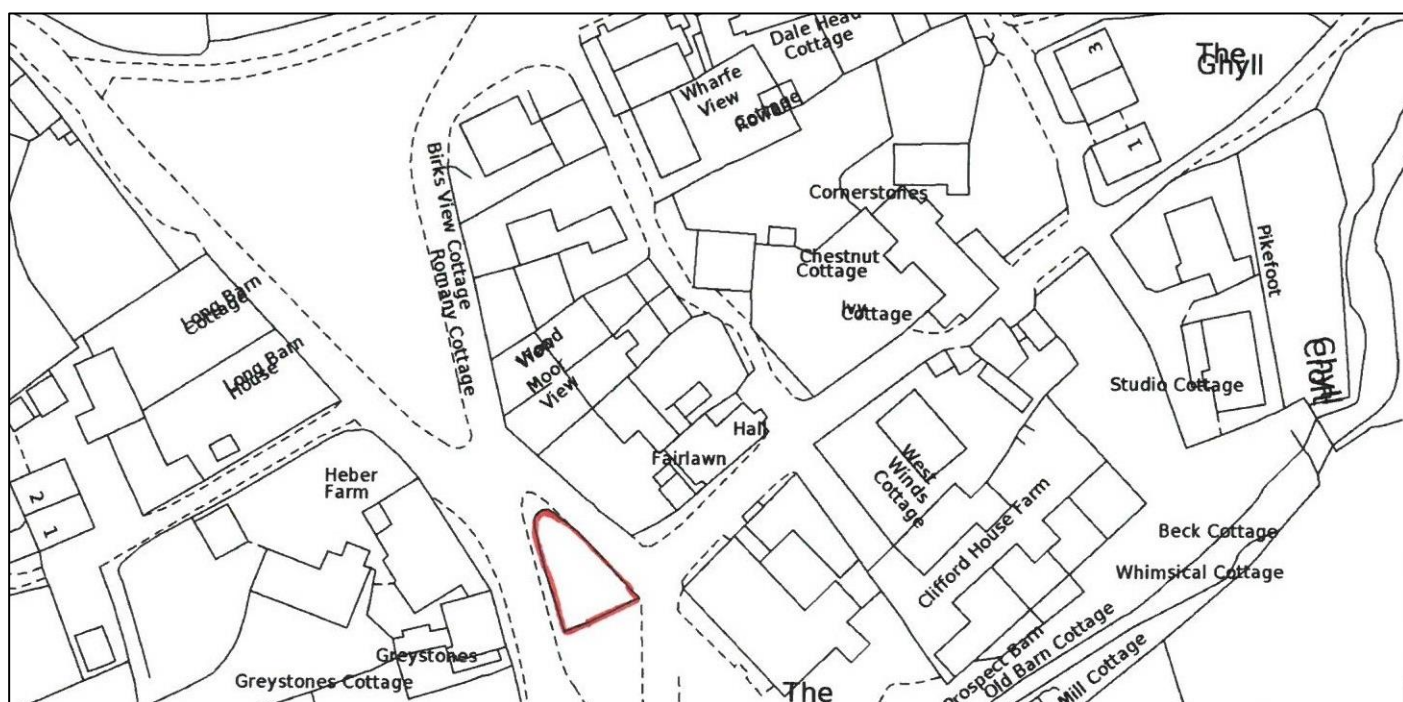
## RESTRICTIVE COVENANTS

**Restrictive covenants by the Transferee.** The Transferee covenants with the Transferor as follows

12.4.I not to erect any new building or structure (permanent or temporary) on the Property without the prior written consent of the Transferor (such consent not to be unreasonably withheld).

12.4.2 not to use the Property for any public event or meeting.

12.4.3 not to use the Property for any purpose other than as "open space".



**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.