



Robin Jessop



**A PRIME 4 ACRE GRASS Paddock
SITUATED AT RIEVAULX NEAR HELMSLEY, YORK, YO62 5LB**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
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A PRIME GRASS Paddock CONVENIENTLY SITUATED IN CLOSE PROXIMITY TO THE PICTURESQUE VILLAGE OF RIEVAULX

Situated at Rievaulx near Helmsley, YO62 5LB

- **Extends to 4 Acres Approx.**
- **Ideal Pony Paddock**
- **Good Roadside Frontage**
- **Mains Water Supply**
- **Well Fenced**
- **Guide Price £65,000 - £70,000**

SITUATION

Helmsley 3 miles, Old Byland 2 miles, Scawton 1 ½ miles. Cold Kirby 4 miles, Thirsk 9 ½ miles, Malton 18 miles, Northallerton 19 miles (all distances are approximate).

The grass paddock is well situated just to the south of the picturesque village of Rievaulx and within easy reach of the thriving market town of Helmsley and lies within the North York Moors National Park. It has good roadside frontage to the minor road known as Ingdale House.

The location will be marked by a Robin Jessop Ltd "For Sale" board.

DESCRIPTION

This very handy grass paddock presents a fairly rare opportunity to purchase an attractive parcel of grassland in this popular rural area.

The paddock is down to permanent grass. It is well fenced and is in good heart providing ideal grazing for horses, sheep and cattle and with potential to produce some productive crops of hay and silage.

The land is classified as Grade 3 on the Agricultural Land Classification Map. It benefits from a mains water supply with the approximate position of the field trough marked "W" on the plan.

As well as agricultural and equestrian uses, the land would also appeal to the carbon conscious, those looking to plant trees and re-wild. The field is scheduled as an Ancient Monument.

GENERAL REMARKS & STIPULATIONS

Viewing

Viewing by appointment with Robin Jessop Ltd. Please contact Robin Jessop Ltd on 01677 425950 to arrange a viewing. When conducting a viewing, please keep the roadside field gate closed as there may be sheep grazing.

Tenure

The land is freehold and vacant possession will be given upon completion.

Title to the land is unregistered and is sold subject to all matters contained or referred to in the Deeds, including any overriding interests and whether registered or otherwise.

Plan

This plan is for identification purposes only.

Boundaries

The Vendor will only sell such interest (if any) as he has in the boundary fences, hedges, ditches, walls and other boundaries separating this

property from other properties not belonging to him. Where the boundaries are marked by inward facing "T" marks, these are understood to be the responsibility of the purchaser(s).

Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not. Please note there are no public rights of way across this field.

Offers

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

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 parcel of land.

Email : robin@robinjessop.co.uk

Method of Sale

The field is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Robin Jessop FRICS or Mitchell Corney MRICS as soon as possible and preferably in writing to enable us to keep you informed as to how we propose to conclude the sale.

Money Laundering Regulations

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

USEFUL ADDRESSES

Vendors Solicitor

Messrs Harrowells, Clifton Moor Office, Moorgate House, Clifton Moorgate, York, YO30 4WY.

Acting Solicitor : Mr Stephen Proctor

Tel : 01904 698632. Email : Stephen.proctor@harrowells.co.uk

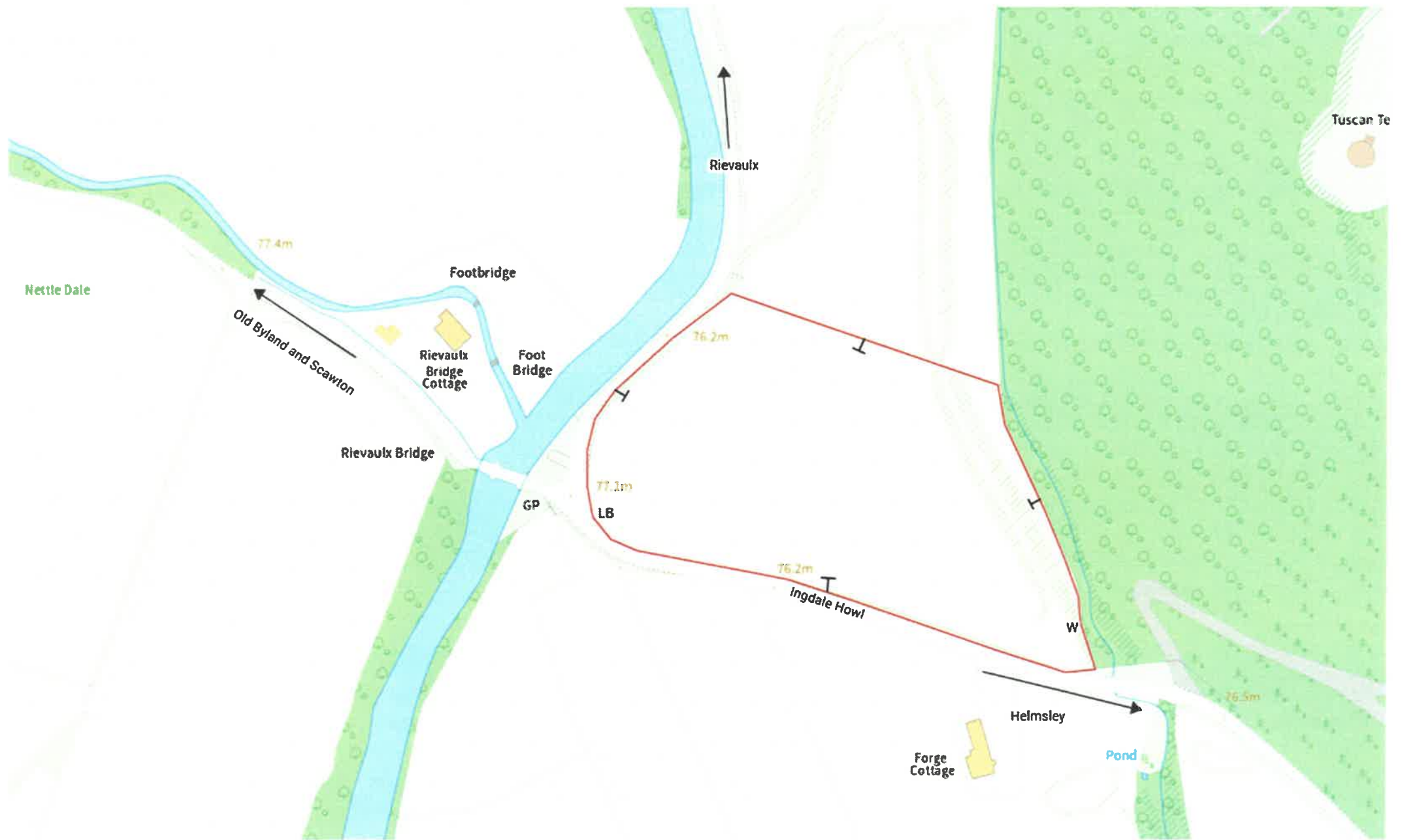
Local Authority

The North Yorkshire Moors National Park, The Old Vicarage, Bondgate, Helmsley, YO62 5BP.

Tel : 01439 772700.



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Plan for Identification Purposes Only