



67.35 Acres of Productive Grassland at
Woodhall, Leyburn



RobinJessop

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A Block of Productive Grassland on The Edge of a Rural Yorkshire Dales Village, Available as a Whole or in Three Lots

- Lot 1 – 19.19 Acres of Grassland
- Lot 2 – 22.64 Acres of Grassland
- Lot 3 – 25.52 Acres of Grassland
- Access to the Public Highway
- Productive Agricultural Land
- Useful for Grazing or Mowing
- Lot 1 - Guide Price: £200,000
- Lot 2 - Guide Price: £220,000
- Lot 3 - Guide Price: £250,000

SITUATION

Askrigg 2 miles. Hawes 7 miles. Leyburn 10 miles. Richmond 17 miles. Bedale 20 miles. A1(M) interchange at Leeming 22 miles. Both Leeds Bradford and Newcastle Airports are a 90 minute drive.

Woodhall is a traditional rural village in the Yorkshire Dales National Park. The village benefits from a garage and sits between the larger villages of Askrigg and Carperby where there are further facilities. Askrigg is well known for its All Creatures Great and Small connections and has 3 public houses, a village store, active community and a primary school. There is a wider range of amenities in both the nearby market towns of Hawes and Leyburn.

DESCRIPTION

Lot 1: 19.19 Acres (7.76 Ha) Approx. (shaded Red on the attached plan)

The land comprises a block of productive grassland which extends to 19.19 Acres. It is adjoining the River Ure. The land has been used for grazing livestock and growing grass for silage. However, it would be equally suitable to be used for grazing horses.

The land has access onto Low Lane and is well fenced for livestock.

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

The land has water to it from a spring fed supply.

Lot 2: 22.64 Acres (8.99 Ha) Approx. (shaded Green on the attached plan)

The land comprises a block of productive grassland which extends to 22.64 Acres. The land has been used for grazing livestock and growing grass for silage. However, it would be equally suitable to be used for grazing horses. The land is well fenced for livestock.

The land has a right of way from points A – B along the farm track marked yellow on the attached plan with access onto Low Lane.

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

The land has water to it from a spring fed supply.

Lot 3: 25.52 Acres (10.33 Ha) Approx. (shaded Blue on the attached plan)

The land comprises a block of productive grassland which extends to 25.52 Acres. The land has been used for grazing livestock and growing grass for silage. However, it would be equally suitable to be used for grazing horses. The land is well fenced for livestock. The northern edge of the land adjoins the main road between Askrigg and Redmire. However, there is no access onto this highway. The land also has a small section of amenity woodland which extends to 3.77 acres approx.

The land has a right of way from points A – B along the farm track marked yellow on the attached plan with access onto Low Lane.

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

The land has water to it from a mains fed supply and needs to be sub metered post completion..

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold with vacant possession.

The site is currently registered with the land registry under part of title number NYK263444.

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.

1. Lot 2 has a right of way from points A to B.
2. Lot 3 has a right of way from point A to C

SERVICES

There are no mains services to the land.

DE-LINKED PAYMENT

The Vendors will claim and retain the De-Linked payment.

NITRATE VULNERABLE ZONE

The farm is NOT within an NVZ.

AGRI-ENVIRONMENTAL SCHEMES

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

SPORTING & MINERAL RIGHTS

It is understood that the mineral rights are included in the sale as far as they are owned.

The sporting rights have been reserved out and are not 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 for each lot.

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.

METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the land you are seriously interested, then please register your interest with Mitchell Corney MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

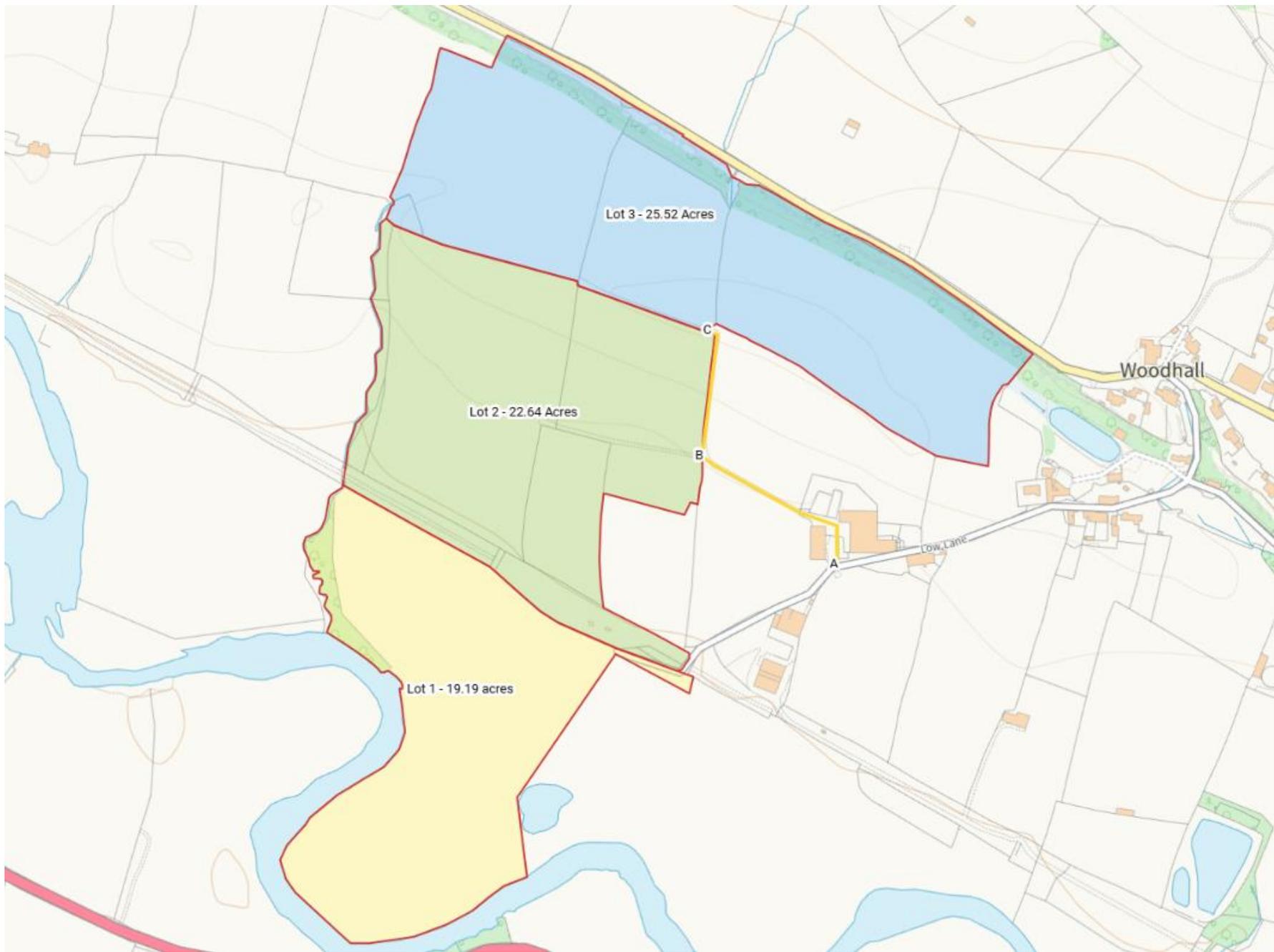
MONEY LAUNDERING REGULATIONS

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.





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