

# 4.5 Acres of Land

Patrick Brompton, Bedale, DL8 1JU



Robin Jessop



## Prime Parcel of Grassland in Accessible Location

- 4.5 Acres of Land Approx.
- Productive Grassland
- Conveniently Located
- Equestrian Potential
- Of Interest to Environmentalists
- Guide Price: £75,000



# Prime Parcel of Grassland in Accessible Location

Patrick Brompton, Bedale, DL8 1JU

## SITUATION

5 Miles to Bedale. 8 Miles to Richmond. 11.5 Miles to Northallerton. 19 Miles to Thirsk and Ripon. 4 Miles to A1(M) Leeming Bar Interchange. Train Stations at Northallerton and Darlington. Leeds Bradford and Newcastle Airports an hour drive. (All these distances are approximate).

The land is situated in a very convenient and accessible location close to the thriving market town of Bedale and the A1(M).

The land is situated just to the east of the popular rural village of Patrick Brompton. It is therefore conveniently located for a number of local market towns and is readily accessible for the A1(M).

## DESCRIPTION

This prime parcel of grassland is strategically situated close to the A684 which leads to Bedale and the A1(M). It provides excellent sound grazing land for stock or horses and is well fenced with direct access off the public highway. It may also be of interest to environmentalists.

The land would also work well as a high-end glamping site and a feasibility study has already been carried out. This can be provided upon request.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 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.

### COVENANTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to all covenants, easements, wayleaves and rights of way whether mentioned in these particulars or not.

### BOUNDARIES

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

## TENURE

Freehold with vacant possession.

## SPORTING RIGHTS

The Sporting Rights are included in the sale.

## SERVICES

Mains water is in close proximity to the land.

## IMPORTANT NOTICE

Please note that if you have downloaded these particulars from the website, you must contact our office to register your interest to make sure that you are kept informed with regard to progress of the sale.

## AGENT NOTE

Please note that the images within this sales brochure were taken in 2023.

## WHAT3WORDS

///soldiers.group.sober

## BOUNDARY PLAN

