



Robin Jessop



**TWO SMALL FARMBUILDINGS SET IN 2.8 ACRES APPROX OF GRASSLAND
SITUATED ON THE EDGE OF THE PICTURESQUE VILLAGE OF THIRN
BETWEEN BEDALE, MASHAM AND LEYBURN HG4 4AU**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
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SITUATED ON THE EDGE OF THE PICTURESQUE VILLAGE OF THIRN
BETWEEN BEDALE, MASHAM AND LEYBURN, NORTH YORKSHIRE HG4 4AU**

- **Traditional Stone Building**
- **Two Handy Grass Paddocks**
- **Well Situated in Lower Wensleydale**
- **Guide Price: Offers in the Region of £40,000 - £50,000**

SITUATION

Bedale 4 miles, Masham 3 ½ miles, Leyburn 7 miles, Ripon 11 miles, Richmond 11 miles (all distances are approximate).

The property stands well on the eastern edge of Thirn on the northern side of the minor road which leads into the village. It is therefore well placed in relation to the village and the nearby market towns of Bedale, Masham and Leyburn (refer to location plan).

DESCRIPTION

The property comprises two useful farm buildings:-

A traditional stone building with stone flagged roof - 15ft x 10ft approx.

A two bay pole barn with profile clad roof - 15ft x 11ft approx.

This small range of buildings is complemented by two useful grass paddocks with the benefit of a

mains water supply. The whole property is shown edged red on the attached plan.

There is potential for a range of alternative uses including equestrian, amenity, tourism and environmental such as tree planting, subject to obtaining any necessary consents.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure

The land is freehold and vacant possession will be given upon completion. The property is registered with the Land Registry. Title No NYK315537.

Services

There is a metered mains water supply to the property. The approximate position of the Yorkshire Water meter is shown marked W on the attached plan.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, covenants and existing and proposed wayleaves for masts, pylons, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

Without prejudice to the foregoing, there is an easement in respect of a gas pipeline which is located adjacent to the eastern boundary of the property.

Boundaries

The Vendors nor the Vendors Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

The Vendors will only sell such interest, if any, as they have in the boundary fences, hedges, ditches, walls and other boundaries separating

this property from other properties not belonging to them.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights are understood to be included with the sale of this land as far as they are owned.

Environmental Schemes

The land is not subject to any environmental schemes.

Basic Payment Scheme

There are no Basic Payment Scheme Entitlements included in the sale of this land.

The Plan

The plan of the property is for identification purposes only. The areas given are based on the Ordnance Survey sheet and the Title Deed plan.

They have been carefully checked by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale and does not entitle either party to compensation in respect thereof.

Method of Sale

The property is being offered for sale initially by private treaty. It is expected that offers will be invited at a closing date for Best and Final Offers.

All potential Purchaser(s) are advised to register their interest with the selling agents and

preferably by email, so that they can be advised as to how the sale will be concluded.

For those with queries on the property, please contact Robin Jessop FRICS or Tabitha Bentley MRICS on telephone 01677 425950.

Fixtures & Fittings

Only those items specifically referred to in the sales particulars are included in the sale.

Anti-Money Laundering Regulations

The Agent must comply with Anti-Money Laundering Regulations. As part of the requirements, the Agent must obtain the identity and proof of address of potential purchaser(s). Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VAT

The property is NOT accessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Entry to the Property

The Purchaser(s) is to be given entry to the property on completion.

Useful Addresses

Vendors Solicitor

Messrs Scotts Wright, 34 Market Place, Leyburn, North Yorkshire DL8 5AP. Tele: 01969 622227.

Acting Solicitor: Mr Steve Scott

Email: steve.scott@scottswright.com

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton DL7 8AD –0300 131 2131.



Two Farm Buildings and 2.87 Acres Approx. at Thirn, Bedale



Plan for Identification Purposes Only



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