



RobinJessop



**PONY Paddock AND STABLE WITH TACK ROOM SET IN 0.72 ACRES APPROX  
SITUATED ON THE EDGE OF THE PICTURESQUE VILLAGE OF ARKENDALE  
BETWEEN KNARESBROUGH AND HARROGATE**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB - 01677 425950  
[Info@robinjessop.co.uk](mailto:Info@robinjessop.co.uk) [www.robinjessop.co.uk](http://www.robinjessop.co.uk)

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- **18 ft x 13 ft Stable including Tack Room**
- **Pony Paddock extending to 0.72 acres approx.**
- **Well Situated just outside the village of Arkendale**
- **Guide Price: Offers in the Region of £40,000**

**SITUATION**

Ferrensby 1 ¼ mile, Staveley 2 miles, Marton Cum Grafton 2 ¾ miles, Copgrove 3 miles, Knaresborough 4 miles, Boroughbridge 4 miles, Harrogate 7 miles (all distances are approximate).

The property stands well on the northern edge of Arkendale on the northern side of the minor road 'West Field Lane' which leads into the village. It is therefore well placed in relation to the nearby market towns of Knaresborough, Harrogate and Boroughbridge (refer to location plan).

The property is accessed from the public highway at point X on the plan and has direct access onto the bridleway from Rifle Lane at point W on the plan.

**DESCRIPTION**

The productive grass paddock offers immediate potential for those with an equine interest use as well as good productive grassland for livestock.

The land also comprises a useful profile cladding and timber framed stable, measuring

approximately 18ft x 13ft, which includes a tack room.

This is a rare opportunity to purchase such a well-positioned parcel of land on the edge of a village which will appear to a number of buyers for a variety of uses, including equestrian, amenity, tourism and environmental such as tree planting, subject to obtaining any necessary consents. Whilst having considerable amenity value with the backdrop of the open countryside, bridleways and accessibility.

**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 NYK19813.

**Services**

There is a metered mains water supply to the paddock adjacent to the stable at point W. This also serves other paddocks down the bridleway belonging to the Vendors. The Purchaser(s) will be responsible for installing a submeter on the supply serving this stable and paddock and shall pay for the water consumed through this sub-meter to the Vendors and their Successors in Title at the Yorkshire Water rate.

**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 forgoing, there is an overhead electric line crossing the southern part of the paddock in an east to west direction.

### **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 offered for sale, initially by Private Treaty. However, we reserve the right to conclude the sale by any other method at our discretion.

### **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 assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

### **WHAT3WORDS**

///bins.sectors.pipes

### **Entry to the Property**

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

### **Useful Addresses**

#### **Vendors Solicitor**

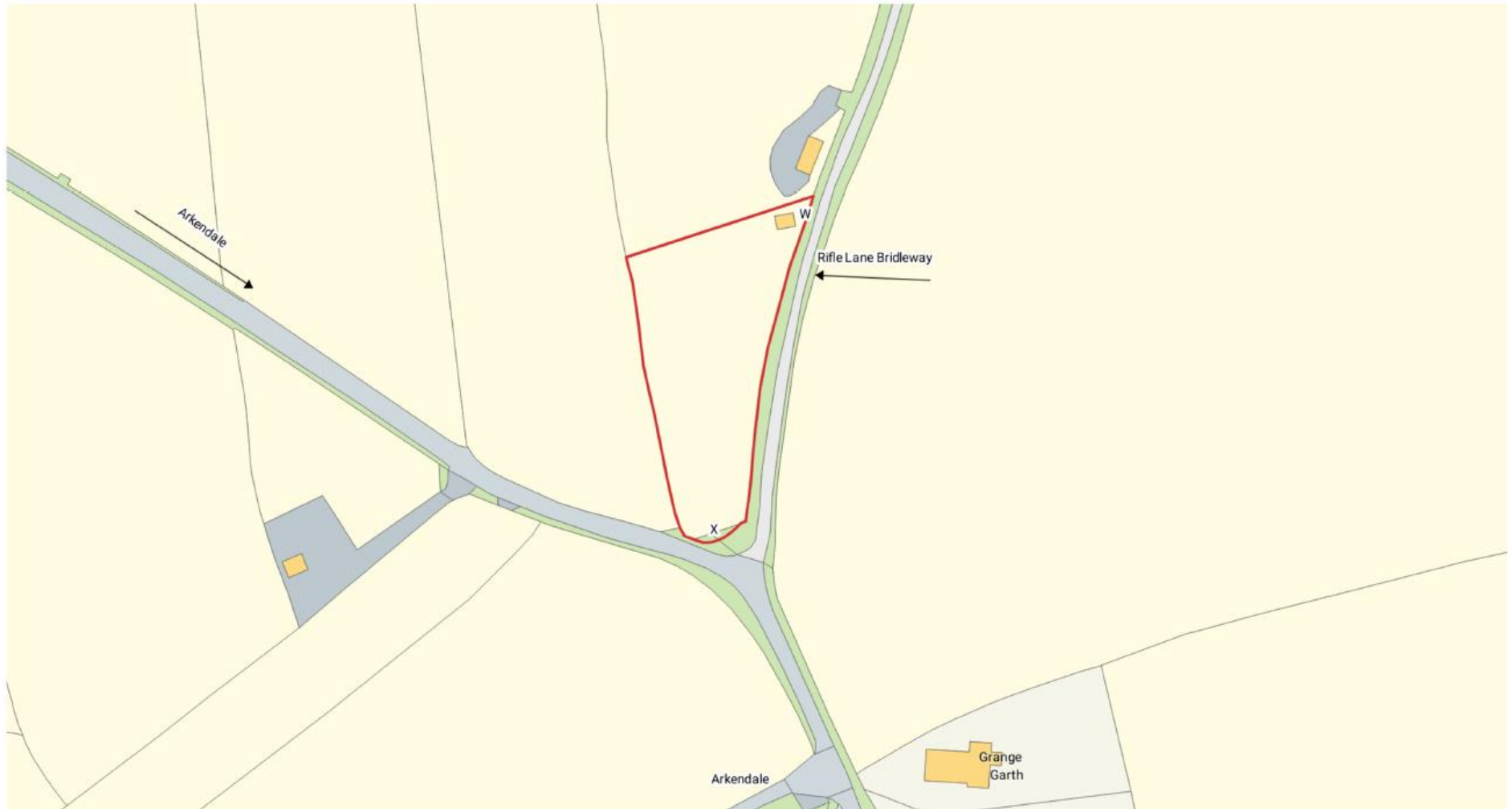
Newton Solicitors, 5 Grimbald Crag Court, Knaresborough, North Yorkshire, HG5 8QB - 01423 78950. Acting Solicitor: Sophie Barton  
Email: [sophie.barton@newtons.co.uk](mailto:sophie.barton@newtons.co.uk)

#### **Local Authority**

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



0.72 Acres Approx. With Stable and Tack Room, Arkendale



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Plan for Identification Purposes Only

50 m  
Scale 1:1500 (at A4)



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