

# 21.68 Acres of Meadow & Pasture Land

West Scafton, Leyburn, North Yorkshire



Robin Jessop



## 21.68 (8.77 Ha) Acres Approx

- Productive Meadow and Pasture Land
- Dales Location
- Roadside Frontage
- Grade 4 Land on the Land Classification Map
- Rare and Unique Opportunity
- Guide Price: £65,000



# Parcel of Meadow Land Between West Scafton and Swineside

## SITUATION

Leyburn 6 ½ miles, Middleham 5 ½ miles, Bedale 18 miles, Kettlewell 10 miles, Hawes 18 miles, A.1 (M) Interchange at Leeming Bar 19 miles. (all distances are approximate).

The land is pleasantly situated between West Scafton and Swineside on High Lane.

## DESCRIPTION

The land extends to 21.68 acres of attractive meadow and pasture land within two regular shaped land parcels.

The land benefits from roadside frontage and has a spring water supply. The spring rises from the neighbouring land and feeds through to the subject land .

The land classified as Grade 4 on the Agricultural Land Classification Map.

The land has been very well farmed over the year and is in good heart.

Sheep Gaits

Please note there are 30 sheep gaits (Swineside Moor) which are included in the sale of this land.

## GENERAL REMARKS & STIPULATIONS

### VIEWINGS

By appointment only with Robin Jessop Ltd – 01677 425950.

### TENURE

Freehold with vacant possession being given upon completion.

### SERVICES

Spring Water Supply.

### AGRI-ENVIRONMENTAL SCHEMES

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

### BASIC PAYMENT SCHEME

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

### BOUNDARIES

The Vendors will only sell such interest, if any, as they have in the boundary fences, walls, ditches and hedges and other boundaries separating this property from other properties not belonging to them.

### EASEMENTS & RIGHTS OF WAY

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

## 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.

## SPORTING & MINERAL RIGHTS

It is understood that the sporting rights on the parcel are included within the sale as far as they are owned.

## DIRECTIONS

Proceed through the village of West Scafton, bare right onto High Lane Proceed for 0.8 miles.

A for sale board will be erected at the field entrance on the northern boundary 'Lot 9'. It is possible to park along the verge by the field entrance.

## WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. **///spelling.headsets.budget**

## OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. If an offer is accepted, proof of funds and ID will need to be provided to Robin Jessop Ltd.

## 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.

## 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

## IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest and to make sure you are kept informed with regard to the progress of the sale. The land can be viewed any reasonable time, when conducting a viewing, please keep all gates closed.