



1.62 Acres (0.66 Ha) Approx Paddock
Situated At Middleham, Richmond, North Yorkshire

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A Desirable Grass Paddock with Useful Stone Building in Close Proximity to Middleham and Leyburn.

- Good Roadside Access
- Attractive Grazing Paddock
- Good Quality Stone Building
- Extends to 1.62 Acres
- Close to Local Towns and Villages
- Guide Price Range: £35,000

SITUATION

Middleham 0.8 miles, Leyburn, 1.4 miles, Spennithorne 2.7 miles, Richmond 10.6 miles, Catterick 13.4 miles, Darlington 25.2 miles, Bedale 11.6 miles, Teesside 38.5 miles, Harrogate 30.9 miles (all distances are approximate).

The paddock is situated just north-west of Middleham and South of Leyburn. The paddock benefits from roadside access onto the A6108 which runs between Leyburn and Middleham. The paddock is within easy commutable distance from local villages and larger towns of Richmond and Catterick as well as only being just under 30 minutes from the A1 (M) Interchange at Leeming Bar.

DESCRIPTION

The productive grass paddock offers immediate potential for those with an equine interest use as well as good productive grassland for livestock. This level field offers sound permanent pasture and is classified as Grade III.

The land also comprises a useful stone build agricultural building currently used a field shelter spanning 4.5m X 5.0m.

The paddock benefits from roadside frontage off the A6108 and enjoys a hardcore access track to the field entrance. A public bridleway runs parallel to the field on the other side of the wall, making this an ideal equestrian property. The land also adjoins the River Ure on the north side. We have been informed that the land rarely floods.

This is a rare opportunity to purchase such a well-positioned parcel of land which will appear to a number of buyers for a variety of uses, including equestrian, amenity and environmental such as tree planting.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold, and vacant possession will be given upon completion. The plot is currently registered with the land registry Freehold Title Number NYK302089.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

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

Without prejudice to the foregoing, it is understood the following: -

1. There is a public bridleway which runs down the track next to the property. However, the track is outside the ownership of the paddock.

SERVICES

There are no mains services to the land.

AGRI-ENVIRONMENTAL SCHEMES

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

SPORTING & MINERAL RIGHTS

The sporting rights are included within the sale as far as they are owned.

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 entrance to the access located at the field entrance.

Interested parties should park off the road and ideally avoid blocking the hardcore track that runs alongside the fields fence line.

PLAN

The plan is for identification purposes only.

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 either Mitchell Corney MRICS FAAV, or Evie Boon Bsc (Hons) so that we can keep you informed of how we intend to conclude the sale.

VIEWINGS

Possession of these particulars constitute permission to view the land at any reasonable time. Please ensure all gates are left shut. When viewing the land, it is suggested not to go beyond the hard standing which is located before the grass paddocks. If you have any questions, please contact Mitchell Corney or Evie Boon on 01677

425950 or at 01696 622800. The land is clearly marked with Robin Jessop's "For Sale Boards".

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.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest and preferably to confirm this in writing to ensure that you are kept informed with regard to the progress of the sale of this land. Email : mitchell@robinjessop.co.uk.

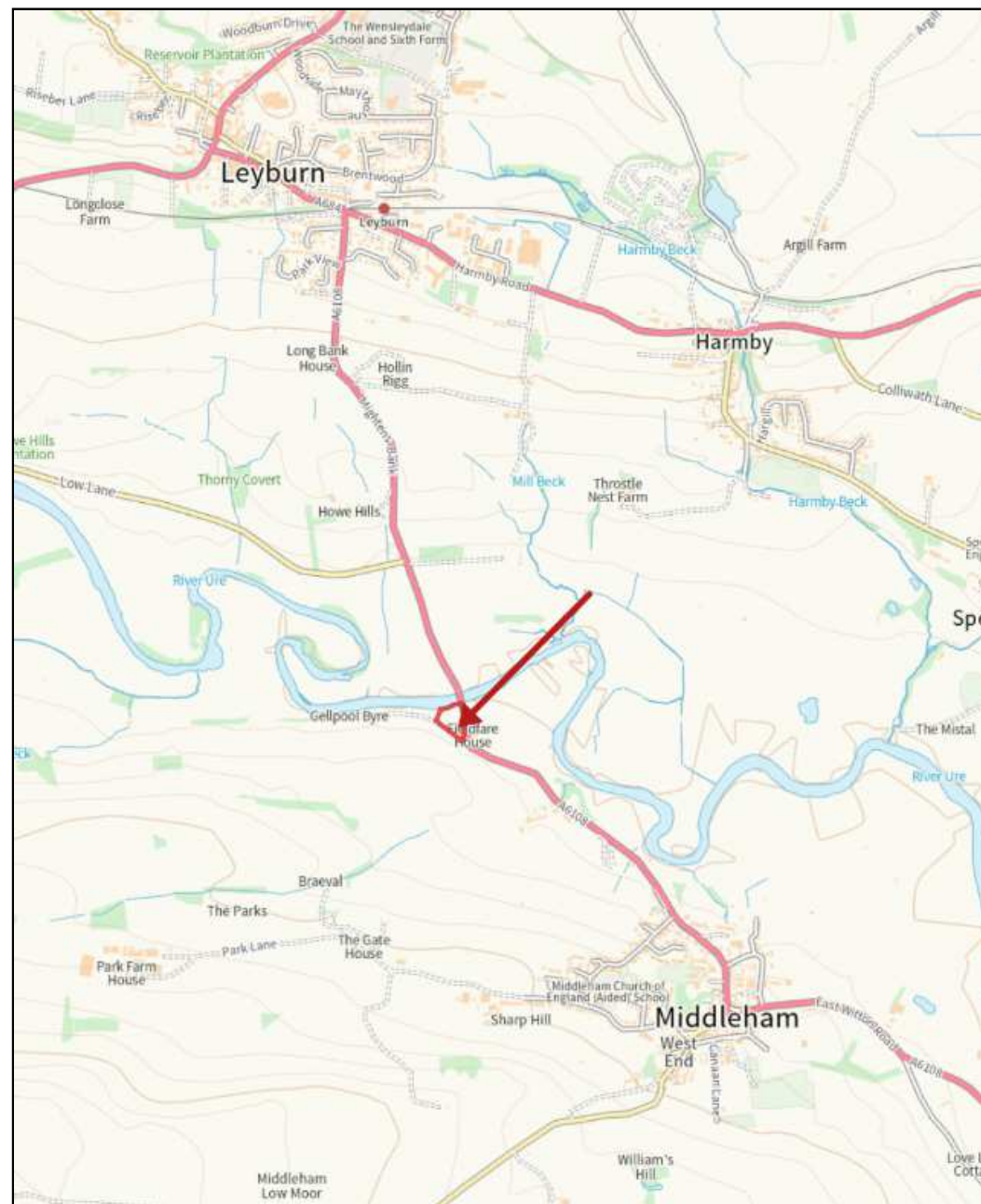
USEFUL ADDRESSES VENDOR'S SOLICITOR

PLANNING AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.

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.





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