



19.18 Acres of Grassland at Hargill Lane
Redmire, North Yorkshire

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A Block of Permanent Grassland with Roadside Frontage on the Edge of the Village of Redmire

- Good Roadside Access off Hargill Lane
- Ideal for Livestock
- Frontage onto Bolton Gill
- Attractive Block of Land with Fantastic Views
- Paddock Extending to 19.18 Acres Approx
- Guide Price: £85,000

SITUATION

Leyburn 6 miles. Richmond 12 miles. Bedale 16 miles A.1(M) Interchange at Leeming 18 miles. Darlington 26 miles. Teesside 35 miles. (All distances are approximate).

The land is pleasantly situated just off Hargill Lane and in close proximity to the village of Redmire. The land is a useful block of permanent grassland with roadside access. It is within an easy commute of the local villages such as Redmire, Grinton and Reeth and the larger market towns of Leyburn and Hawes and Bedale. The land also borders Bolton Gill.

DESCRIPTION

A rare opportunity to purchase approximately 19.18 acres of attractive permanent pastureland, enjoying panoramic views across Lower Wensleydale.

The land comprises rough grazing and benefits from roadside frontage, providing easy access. It is ideally suited for grazing livestock. Please note that the purchaser of the property must use the land for usual agricultural purposes only.

The soil type is described as loamy clay and classified as grade 5 on the Agricultural Land Classification Map.

The land benefits from a natural water supply.

It also noteworthy that the ownership of agricultural land can have significant Inheritance Tax benefits.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold with vacant possession. The land is registered with the Land Registry (Title Number is NYK83730).

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way, public and private whether specifically mentioned or not.

SERVICES

There are no mains services to the land.

AGRI-ENVIRONMENTAL SCHEMES

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

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are **not** included in the sale. They are reserved out to a third party in a previous conveyance.

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. Where the boundaries are marked by inward facing

“T” marks, these boundaries are believed to be the responsibility of the purchaser(s).

RIGHTS RESERVED

Please note there are a number of rights reserved, details can be given upon request.

DIRECTIONS

A for sale board will be erected at the field entrance on the eastern boundary, along Hargill Lane. It is possible to park along the verge by the field entrance.

PLAN

The plan is for identification purposes only.

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: lauren@robinjessop.co.uk.

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.

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 either with Andrew Dickins BSc (Hons) MRICS and/or Lauren Terry MRICS FAAV.

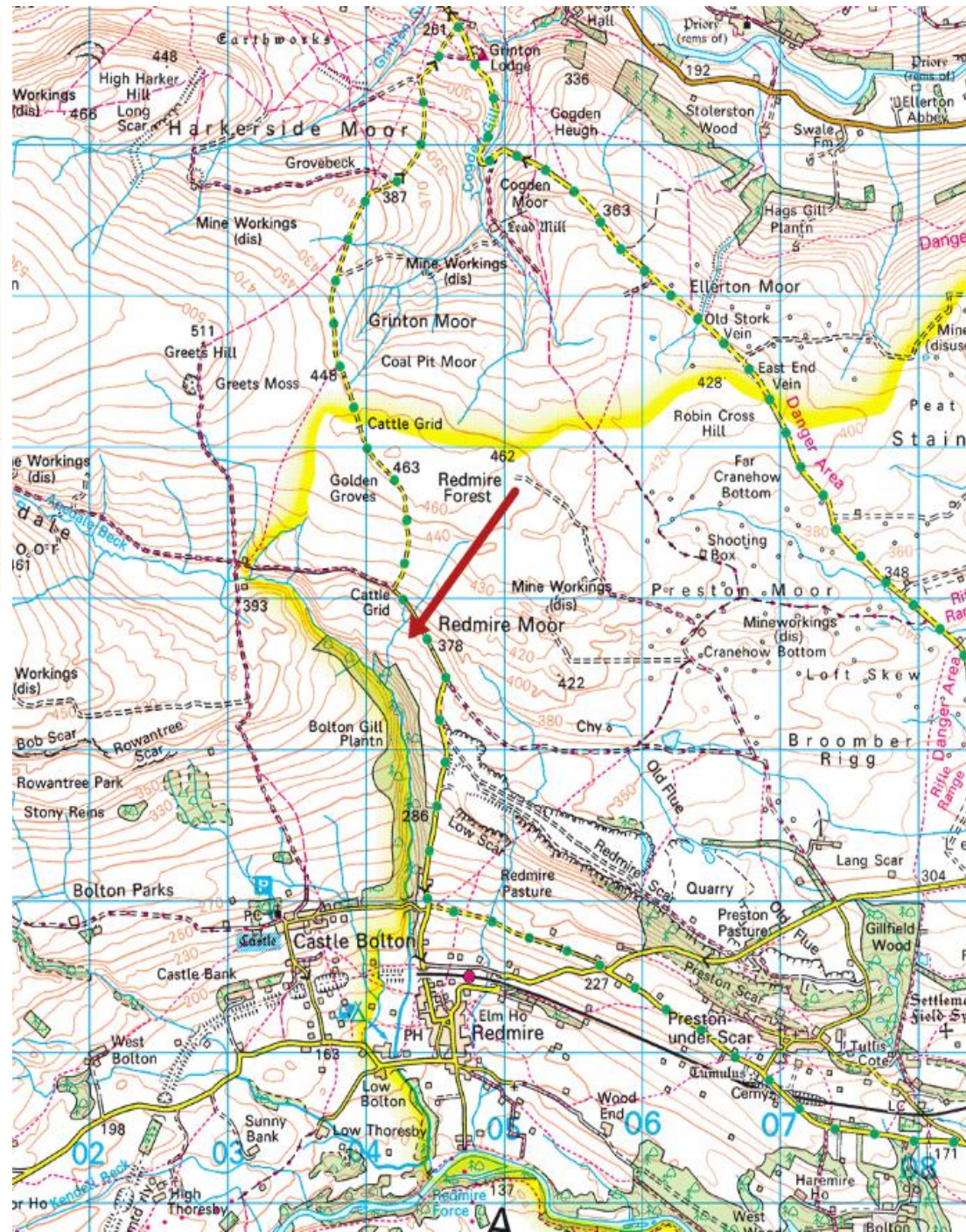
VIEWINGS

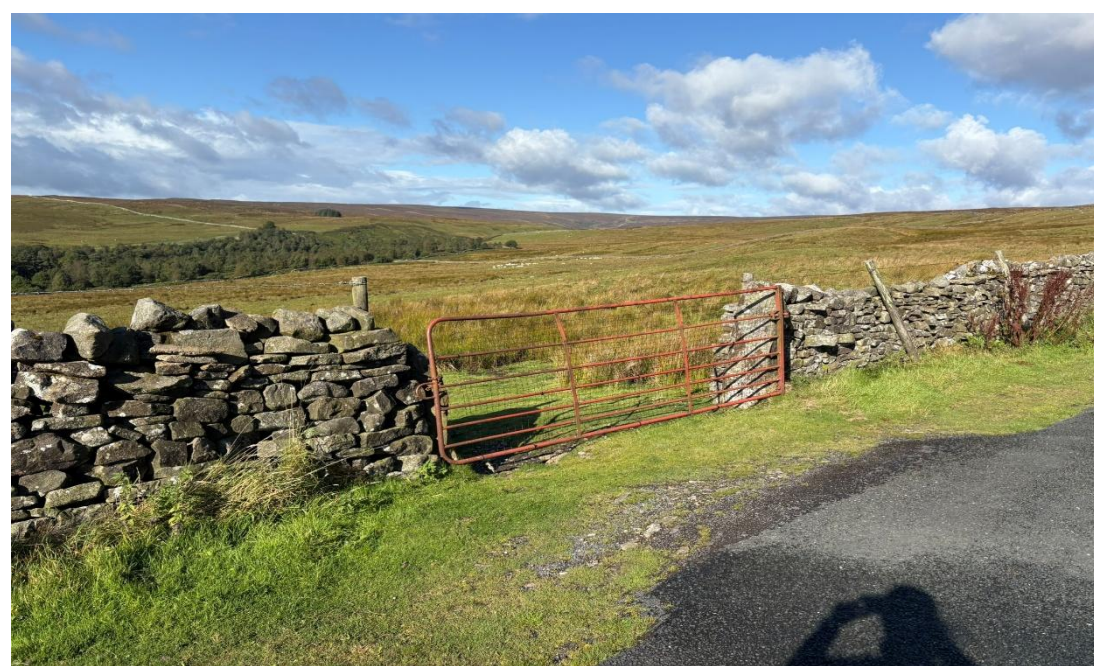
Please make contact with Robin Jessop Ltd on (01677 425950) to arrange a viewing. **When conducting a viewing, please ensure all gates are closed as there may be sheep grazing.**

USEFUL ADDRESSES

Vendors Solicitor

Scotts Hall Birtles, 34 Market Place, Leyburn, North Yorkshire, DL8 5AP Tele: 01696 622227.
Acting Solicitor: Lucinda Wilman.
Email: lucinda.wilman@shblegal.co.uk





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Robin Jessop