

One Acre Productive Grass Paddock Burneston, Bedale, North Yorkshire



Robin Jessop

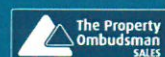


PRODUCTIVE GRASS Paddock ON FRINGE OF BURNESTON VILLAGE

- One Acre Productive Grass Paddock
- Accessible Village Location
- Good Access to the A1(M)
- Equestrian Potential
- A Rare Opportunity
- Guide Price: Offers in Excess of £50,000



4 North End, Bedale, North Yorkshire, DL8 1AB Tel: 01677 425950
Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY Tel: 01969 622800
E info@robinjessop.co.uk www.robinjessop.co.uk



ONE ACRE PRODUCTIVE GRASS Paddock, BURNESTON, BEDALE, NORTH YORKSHIRE

SITUATION

Bedale 4 miles, Northallerton 10 miles, Thirsk 11 miles, Teesside 29 miles, York 32 miles. Leeds Bradford & Newcastle Airports both 1 hour. (All distances and times are approximate).

The land is extremely well placed on the fringe of Burneston village and pleasantly situated in close proximity to the church. It has an attractive setting with views over open countryside and adjacent woodland and access is gained via a shared private track from Church Wynd.

Burneston is a pleasant village which benefits from a primary school, church, village hall and pub which also serves meals. It is highly accessible for the nearby market towns of Bedale, Northallerton and Thirsk and is within reasonable driveable commuting distance of Teesside, York and Leeds.



DESCRIPTION

This productive grass paddock offers immediate potential for those with an equine interest or for its existing use as good productive grassland for livestock.

This is a rare opportunity to purchase such a well-positioned parcel of land on the edge of a village which will appeal to a number of buyers for a variety of uses, whilst having considerable amenity value with the backdrop of the village church and adjacent woodland.

The land may also be of interest to investors and speculators in view of the strategic location of this attractive parcel of land.

GENERAL REMARKS & STIPULATIONS

VIEWINGS

By appointment only with Robin Jessop Ltd – 01677 425950 or 01969 622800.

TENURE

The land is freehold and vacant possession will be given upon completion.

OFFERS

All offers must be confirming 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.

SERVICES

Mains water, drainage and electric supplies are all situated nearby. Please note that prospective purchaser(s) must make their own enquiries from the utility providers with regard to connecting into the services.

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.

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. Please note that as far as we are aware, there are no public or private rights of way over the property.

BOUNDARIES

The property has well defined boundaries with a good stockproof fence to all sides. Please note that the Vendor will only sell such interest as they have in the boundary fences, hedges and ditches and other boundaries separating this land from other properties not belonging to them.

PLANNING

The land is situated outside of the current built form of Burneston, although it is nevertheless strategically located on the fringe of the village. It may therefore have potential for a variety of uses, including equestrian or similar use.

COUNCIL AND PLANNING AUTHORITY

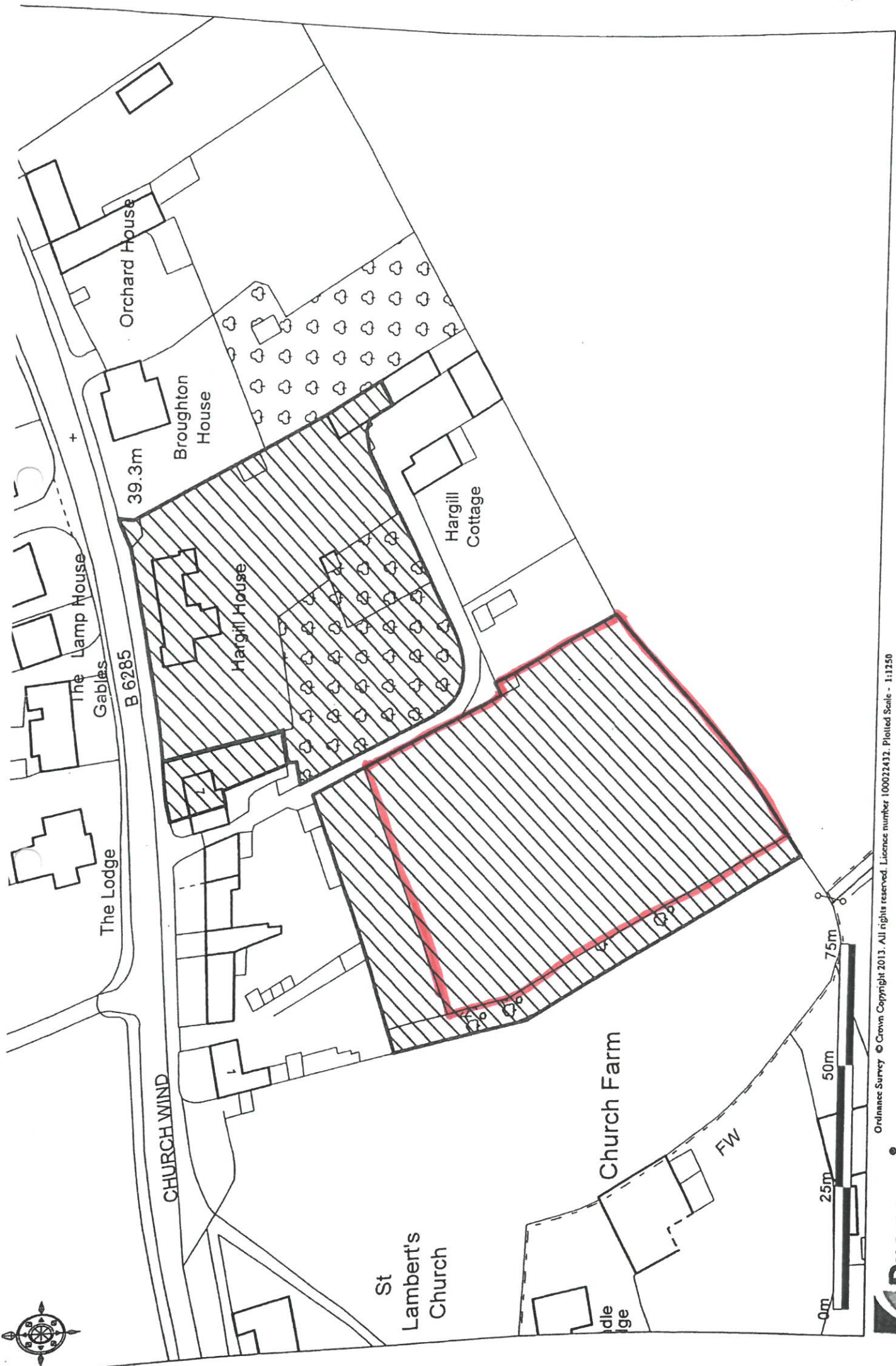
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AD.

Tel: 0300 131 2131.

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.

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100022432. Plotted Scale - 1:1250



SCALE 1:1250