



Robin Jessop



**TWO GRASS PADDOCKS EXTENDING TO 2.29 ACRES WITH TWO STALL STABLE ADJACENT TO
NO MAN'S MOOR LANE, NEWTON LE WILLOWS, BEDALE DL8 1TA**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
info@robinjessop.co.uk www.robinjessop.co.uk

TWO GRASS PADDOCKS EXTENDING TO 2.29 ACRES WITH TWO STALL STABLE ADJACENT TO NO MAN'S MOOR LANE, NEWTON LE WILLOWS, BEDALE DL8 1TA

GUIDE PRICE: OFFERS IN THE REGION OF £30,000 - £35,000

SITUATION

Bedale 3 ½ miles, Newton Le Willows 1 mile, Crakehall 2 ½ miles, Finghall 3 miles, Masham 5 miles, Leyburn 7 miles, Richmond 11 miles, A.1 Interchange at Leeming Bar 4 miles (all distances are approximate).

The grass paddocks are conveniently situated due south of the village of Newton Le Willows on the minor road which runs from Bedale towards Finghall and Thornton Steward (see location plan).

The paddocks are shown edged red on the attached plan.

DESCRIPTON

The property comprises two very useful grass paddocks together with a very tidy timber field stable comprising two stalls. The timber stable is 6m x 3.1m approx. with a lean-to. It has a profile clad roof and a flagged floor.

GENERAL REMARKS AND STIPULATIONS

Viewing

Possession of these particulars constitutes permission to view the land at any reasonable time.

Tenure

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

Tenantright Matters

The Vendors will make no claims for tenantright matters and the Purchaser(s) will make no claim for dilapidations whatsoever.

Services

There are no formal services (water or otherwise) benefitting this land.

Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fences, walls, ditches and hedges etc and other boundaries separating this property from other properties not belonging to them. Where the boundaries are marked by inward facing T marks, these are believed will be the responsibility of the Purchaser(s).

Sporting Rights

The sporting rights are in hand and are included in the sale.

Easements, Rights of Way & Wayleaves Etc

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements whether mentioned in these particulars or not. Please note that there is no public footpath which crosses these paddocks.

Method of Sale

The property is being offered for sale initially by private treaty. If after viewing the property you are seriously interested in making an offer for the property, then please kindly register your interest either with Lauren Terry MRICS FAAV or Robin Jessop FRICS FAAV who are dealing with the sale of this property, so that we can keep you informed of how we propose to conclude the sale.

Directions

From Bedale proceed west along the A684 for approximately ½ mile and take the first fork to the left, signposted Newton Le

Willows and Lindale Holiday Park. Follow the sign for Lindale Holiday Park and the field is situated on the right hand side adjacent to the T junction with the road to Masham.

Useful Addresses

Vendors Solicitors

Eccles Heddon, 5 South End, Bedale, North Yorkshire DL8 2BJ – 01677 422422. Acting Solicitor:- Angela Thompson Email:- angela.thompson@eccles-heddon.com

County Council

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire DL7 8AD – 0300 1312131

IMPORTANT NOTICE

Robin Jessop Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

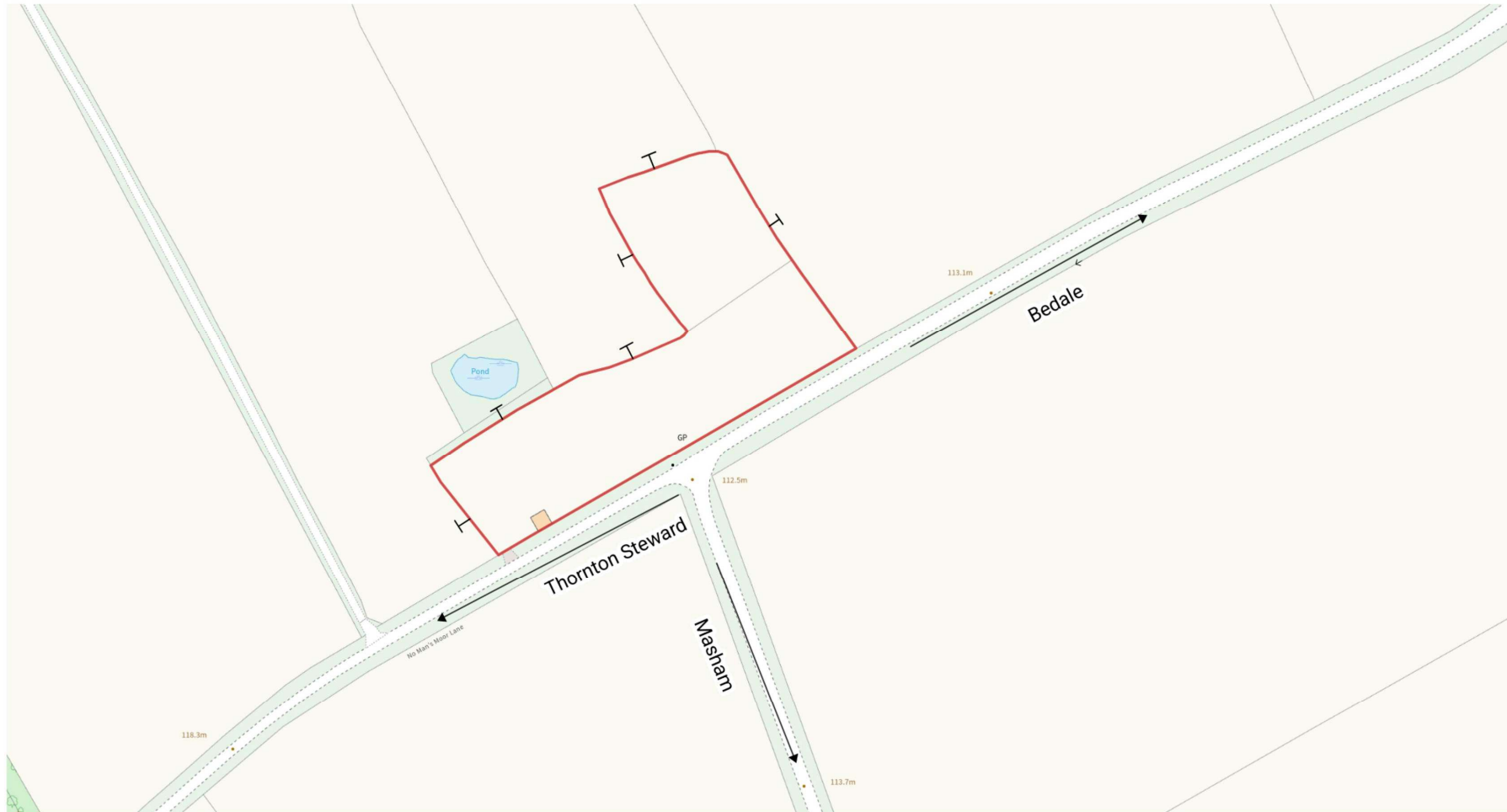
- These particulars are intended to give a fair and reasonable overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.
- All descriptions, plans, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
- In the event that asbestos is found on the property, please note a detailed asbestos survey of the property has not been carried out. It is the responsibility of the owner to comply with the Control of Asbestos at Work Regulations 2002. Further specialist professional advice should be sought as to the future management of this material.
- Items included in the written text are included in the sale, unless otherwise stated. All others are excluded regardless of their inclusion in any photograph.
- You should place no reliance on anything stated verbally by any of

our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may use to pursue your complaint.



Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
info@robinjessop.co.uk www.robinjessop.co.uk



Produced on Land App, Mar 11, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

Plan for identification purposes only

