

Woodland 1.40 Acres

West Witton, Leyburn

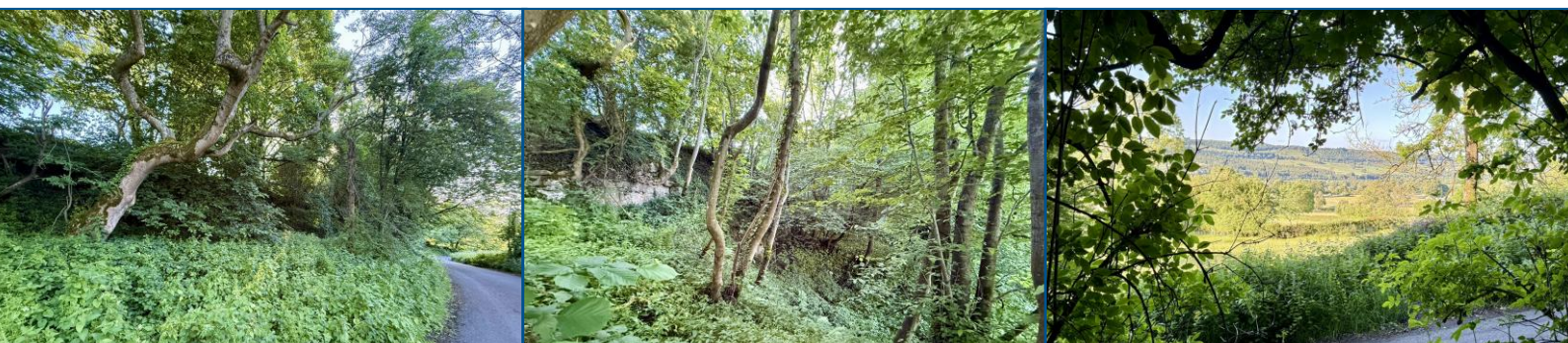


Robin Jessop



An Attractive and Accessible Parcel of Amenity Woodland Extending to 1.40 Acres Approx.

- 1.36 Acres
- Road Frontage
- Mixed Amenity Woodland
- Far Reaching Views
- Wildlife Haven
- Guide Price Range: £5,000 - £10,000



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Woodland 1.40 Acres, West Witton, Leyburn

SITUATION

West Witton ¼ mile, Wensley 2 miles, Melmerby 2 miles, Carlton 3 miles, Leyburn 4 miles, Hawes 13 miles (all distances are approximate).

The woodland is very conveniently situated to the south of the popular rural village of West Witton. It stands well on the corner on the rise up Capple Bank towards Penhill. The property is shown edged red on the plan attached.

WHAT3WORDS

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DESCRIPTION

The land briefly comprises an attractive area of mature amenity woodland with road frontage to the north and east. Part of the land has fenced boundaries and there are a variety of traditional broad-leaved trees present within the land. Please note that the land has various rock escarpments which provide an attractive appearance and elevated outlook through the trees towards Bolton Hall and mid-Wensleydale.

This is an exciting opportunity to purchase an affordable parcel of land close to a thriving village location.

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

TENURE

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

OFFERS

All offers must be confirmed in writing. We will not report any verbal offers unless they are confirmed in writing.

SERVICES

There are no services to the land.

COVENANTS, WAYLEAVES AND RIGHTS OF WAY

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

SPORTING RIGHTS

The sporting rights are included in the sale.

BOUNDARIES

The Vendors will only sell such interest as they have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them. The land is shown edged red on the attached plan.

METHOD OF SALE

The land has been offered for sale initially by private treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

PLANNING

The land is situated outside of the village development limits and within the Yorkshire Dales National Park. There is no development potential.

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) must be aware that in the event that they are successful they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and another being a utility bill showing your address.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from the website, you must contact our office to register your interest to make sure that you are kept informed with regard to progress of the sale