

Bartle & Son

Auctioneers & Valuers
1 Bridge Street, Tadcaster LS24 9AW

01937 835303

**NORTH WEST OF BIGGIN
SELBY (approx. 5 miles)
Just ½ m out of the Village and 1 ¾ m from Church Fenton**

Out of village location

**GRASS Paddock
About 3.10 ACRES (1.25ha)**

For Sale as a whole, freehold with Vacant Possession on completion.

**Desirable grass land, well sheltered, environmental features
ideal equestrian.**



OFFERS: invited for the whole region of £65,000.

Viewing: on foot in daylight hours with these particulars.

Ref: BC/414

We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if travelling a distance to view this property.

LAND at BIGGIN

SITUATION: The property is situated off and with frontage to Broad Lane which extends off Oxmoor Lane from north west of the village on the road to Church Fenton. This is in delightful and characterful country typical of the district with significant tree scape locally.

DESCRIPTION: This is a regular shaped enclosure bounded with mixed predominantly well-established hedges and notably the trees on the western aspect providing significant shelter with a number of mature standards on this boundary. An attractive feature is the pond area usually with water stood.



It is on level ground so ideal for equestrian grazing purposes. It has been mown recently.

TITLE: NYK481438

What3Words: *///credited.goodness.redeemed*

POSTCODE: (nearby) LS24 9ST

SCHEDULE: RLR – not recorded. No environmental schemes are recorded on this parcel.

BOUNDARIES: Where indicated boundaries marked by an inward ‘T’ are understood to be the responsibility of the owner. Those braced (if any) are subject to joint maintenance.

SERVICES: No mains water service is available. **DRAINAGE:** None recorded.

PLANNING: The land is shown unallocated, without development limits on the saved North Yorkshire (Selby) development plan.

POSSESSION: Vacant possession is to be granted upon completion anticipated 1st October 2026.

CROPS: Permanent grass, herb rich.

VALUATION: No additional valuation is required.

RIGHTS: Sporting & Mineral rights are included as far as aware.

RESERVATIONS: None

OUTGOINGS: None so far as aware.

LOCAL AUTHORITY: North Yorkshire Council, Northallerton

TERMS:

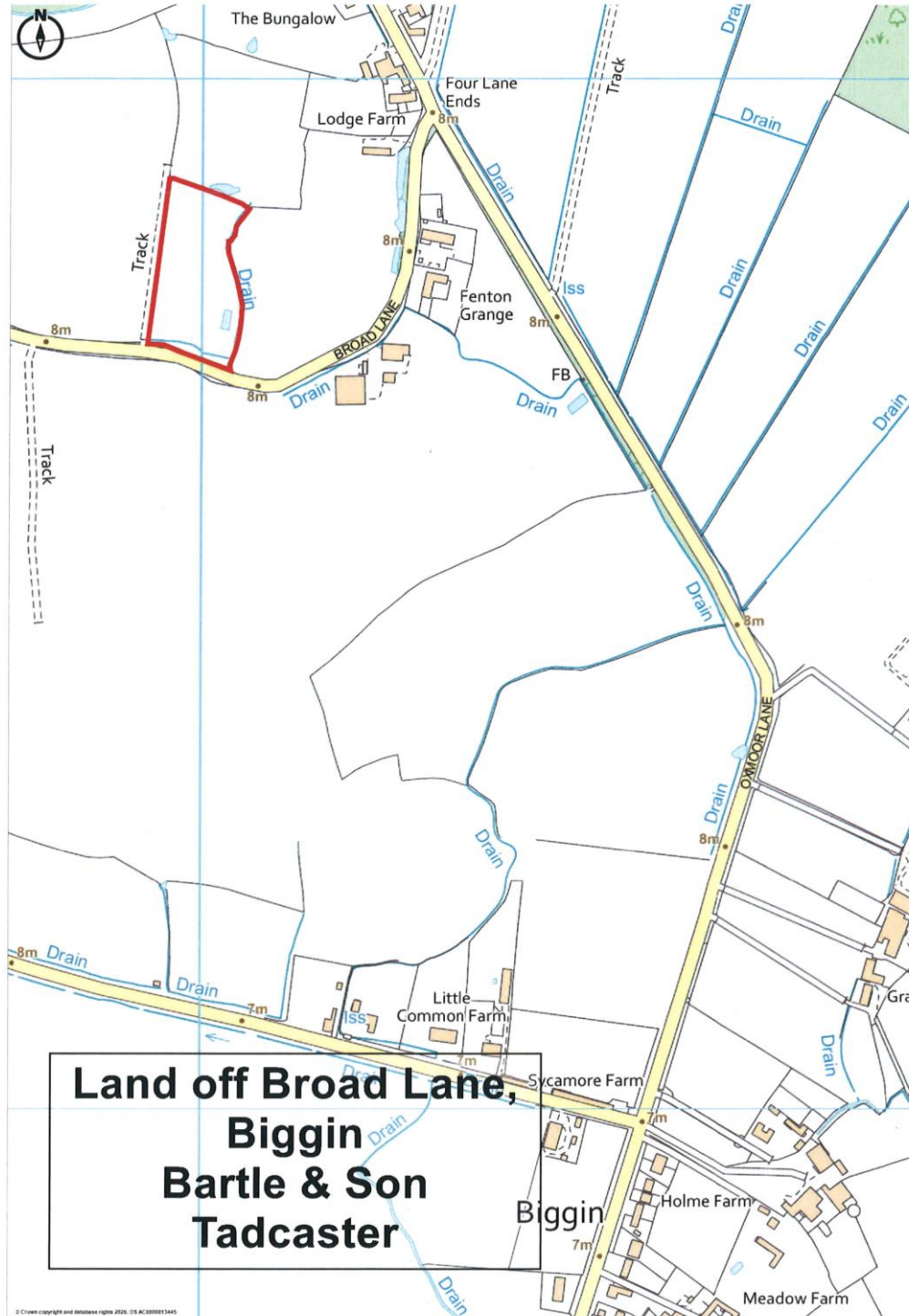
Offers invited by reference to a closing date of 5.00pm Friday 11th September.

DIRECTIONS: From Biggin head north on Oxmoor Lane and find the first turn to Church Fenton, Broad Lane go west on the road to Church Fenton and after 100 metres the field is found on the right hand side identified by the ‘for sale’ board.

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Location and Sale Plan:

For identification - Do not Scale



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LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

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