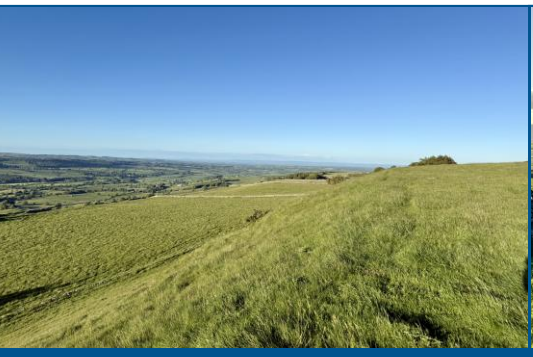
Land 17.18 Acres

West Witton, Leyburn

RobinJessop

A Productive Parcel of Grassland Near West Witton, Leyburn, North Yorkshire

- 17.18 Acres
- Track Frontage
- Productive Grassland
- Far Reaching Views Across Mid-Wensleydale
- Spring Water Supply
- Guide Price: Offers in Excess of £65,000



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

RICS The Property Ombudsman SALES OFT Approved code

17.18 Acres of Grassland, West Witton, Leyburn

SITUATION

West Witton ¾ mile, Wensley 2¾ miles, Melmerby 1¼ miles, Carlton 2½ miles, Leyburn 4¾ miles, Hawes 13¾ miles (all distances are approximate).

The land is conveniently situated to the south of West Witton village just off the minor road off Witton Steeps leading to Melmerby, Carlton and Coverdale. It is therefore within easy reach of the village and within travelling distance of the nearby market town of Leyburn. It is shown edged red on the plan attached to these sale particulars.

WHAT3WORDS

///villager.dabbled.nest

DESCRIPTION

The land briefly comprises a very useful and sound parcel of permanent grassland which stands exceptionally well and is situated between High Lane and Flint Lane on the side of Penhill. It has good track access off Flint Lane and also has access from High Lane which leads to West Burton. The gateway is situated to the south-east corner of the field and there is also footpath access from Flint Lane on the northern boundary. There is spring fed water supply in the land.

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

OFFERS

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

TENURE

The land is freehold and is currently subject to a short term licence. Vacant possession will be given upon completion.

SERVICES

The land has a spring water supply.

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.

Please note that there is a public footpath that runs through the land running due north and south which is shown by an indicative dotted line on the attached plan.

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. Please note that the north, west and south walled boundaries are owned with the land.

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.

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.