

# 6.55 Acres Approx.

West Witton, Leyburn



Robin Jessop



## An Attractive Block of Permanent Grassland Extending to 6.54 Acres Approx.

- 6.54 Acres
- Road Frontage
- Elevated Position
- Far Reaching Views of Mid-Wensleydale
- Accessible Location
- Guide Price Range: £30,000 - £35,000



# 6.54 Acres, West Witton, Leyburn

## SITUATION

West Witton ½ mile, Wensley 2½ miles, Melmerby 1 ½ miles, Carlton 2½ miles, Leyburn 4½ miles, Hawes 13½ miles (all distances are approximate).

The land is conveniently situated to the south of West Witton in an elevated position on Witton Steeps leading to Penhill. It benefits from far reaching views and has ready access to the thriving village of West Witton together with the local market town of Leyburn. The land is shown edged red on the attached plan.

## WHAT3WORDS

///excuse.single.longingly

## DESCRIPTION

The land briefly comprises an attractive and productive parcel of permanent grassland with roadside frontage which is situated towards the top of Witton Steeps on the road to Carlton, close to Penhill. It stands exceptionally well with far reaching views over Wensleydale including Bolton Hall, Castle Bolton and beyond. The land is readily accessible from Witton Steeps.

The land provides a rare opportunity to purchase an attractive parcel of grassland with some amenity value with equestrian and general grazing potential.

## 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 currently let on a short term licence. 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 is a natural 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 footpath that runs through the land as indicated by the 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 all 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.