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FREARSON**

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Tel: 01423 562531



# LAND FOR SALE

**55 Acres Grassland, Hall Green Lane,  
North Rigion, Near Harrogate**

A rare opportunity to purchase a substantial parcel of land in this highly sought-after area, located to the south side of Harrogate.

The land is offered to the market in 4 lots and historically been used for grazing, but offers potential for equestrian use or other leisure and amenity uses.

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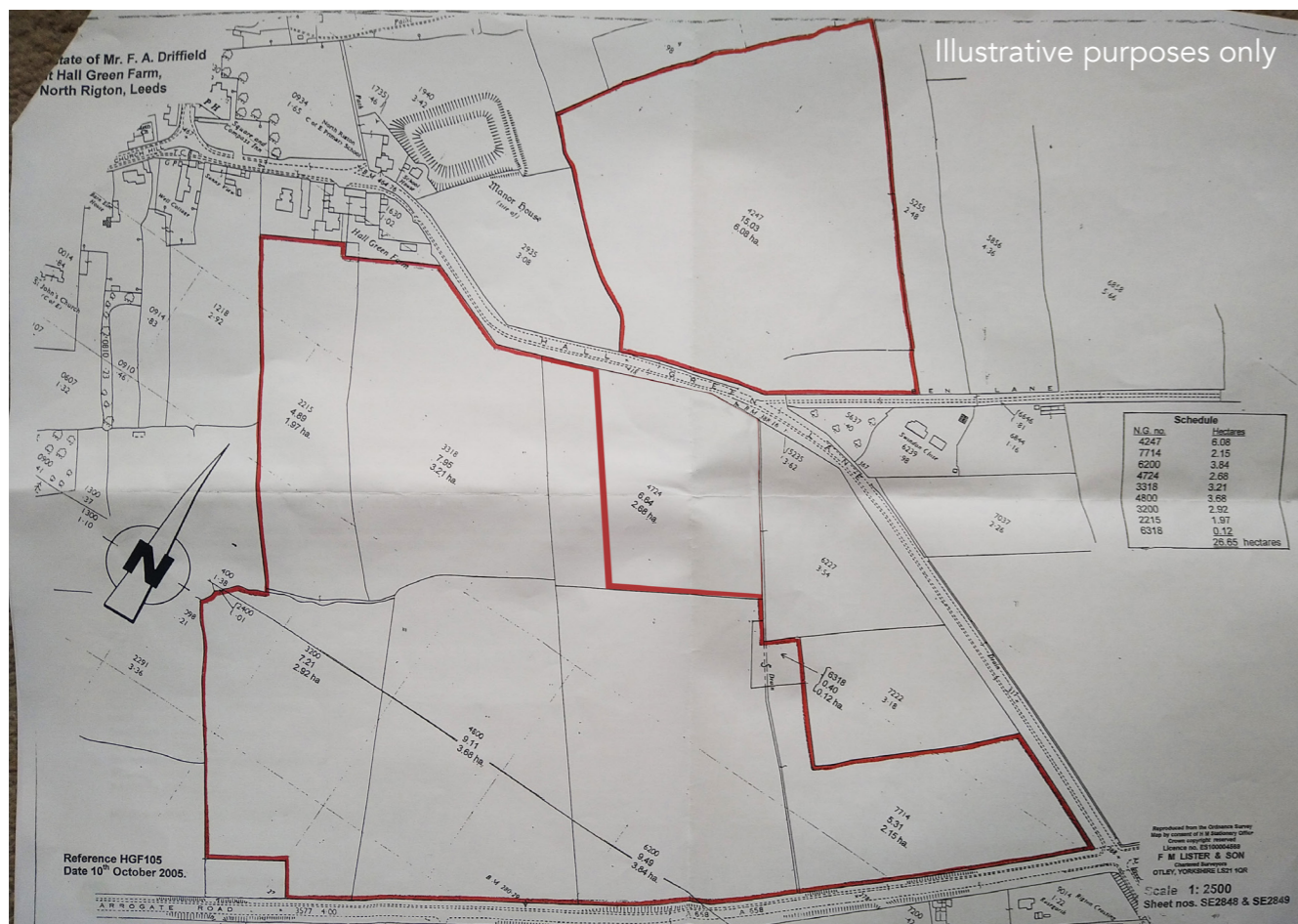
**Lot 1**  
15.08 Acres  
Offers over  
£175,000

**Lot 2**  
5.34 Acres  
Offers over  
£150,000

**Lot 3**  
9.71 Acres  
Offers over  
£150,000

**Lot 4**  
31.66 Acres  
Offers over  
£350,000





# Agent's Notes

The land is registered for the basic payment scheme.

Perimeter fencing – post and sheep wire. Lot 2 has boundary fencing but there is currently no boundary fencing separating lots 3 and 4.

There are water services (both metered) through a trough in the field 4247 and in the corner of the field 3318/4724.

The land lies in a attractive position south of the popular and fashionable of North Rigton approx. 4 miles from Harrogate and 10 miles from Leeds.

Vendor's Solicitors: Mr Dunphy, Newstead and Walker, Otley

Development Overage: The land is subject to a development restriction whereby the vendor is reimburses **35%** of the uplift in value on the grant of planning consent for any use other than agricultural or equestrian use for a period of **25 years**.

The mineral rights are included in the sale so far as they are owned or exist

Method of sale is by private treaty although the vendor reserves the right to conclude the sale by any other method

All plans are for identification purposes only and areas are approximate and subject to the verification in the title documents

The property is sold subject to all Rights of Way, public and private, which may affect the property

The tenure of the land is Freehold