



PRODUCTIVE GRASSLAND

32.12 ACRES (13 HA) APPROX.

LAND OFF LEATHLEY LANE, LEATHLEY, LS21 2JU

AN EXCLUSIVE OPPORTUNITY TO ACQUIRE A RING FENCED BLOCK OF PRODUCTIVE GRASSLAND SUITABLE FOR MOWING AND GRAZING.

SITUATED CLOSE TO THE SOUGHT-AFTER VILLAGE OF LEATHLEY.

EXCELLENT ROAD FRONTAGE.

Guide Price: Offers in the region of £600,000

FOR SALE BY PRIVATE TREATY
OFFERS FOR PART ONLY CONSIDERED



LOCATION AND ACCESS

The land lies immediately north of the sought-after village of Leathley. The land is in a rural yet convenient location, approximately 4 miles east of Otley, 7.5 miles southwest of Harrogate and 10 miles east of Ilkley. The land is approximately 1.5 miles north of the A658.

DESCRIPTION

The land extends in total to circa 32.12Ac (13Ha) comprising a ring-fenced block of productive grassland, capable of mowing and grazing. The land is classified as Grade 3 & 4 with seasonally wet but base-rich loamy and clayey soils.

The land is situated in a highly sought-after location and benefits from excellent road frontage. The land is suitably well fenced for livestock with a mixture of mature hedgerows and post & wire fencing.

There is scope for a range of uses, including agricultural, amenity and equestrian use (subject to necessary consents).

SERVICES

No mains services are connected to the property. Mains water is understood to be available in the adjacent highway.

BASIC PAYMENT SCHEME

The eligible farmland has been registered on the RLR maps. The BPS Entitlements relating to the land may be available by separate negotiation.

The purchasers will be required to pay Lister Haigh the sum of £250 + VAT per transaction towards the costs of organising the transfer of Land Entitlements.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not currently subject to any stewardship schemes.

FIELD SCHEDULE

The following is a schedule of field areas:

Sheet No.	Field No	Ac	Use
SE2347	2378	2.86	PG
SE2347	3777	7.98	PG
SE2347	3454	9.14	PG
SE2347	5157	12.14	PG
Total		32.12	

ADDITIONAL INFORMATION

DIRECTIONS

From Otley, proceed east taking the A659 for c.2.5 miles. Turn left onto the A658 for c.0.2 miles before turning left onto Leathley Lane. The land is located immediately north of Leathley Village and is marked by a Lister Haigh For Sale board.

SPORTING & MINERAL RIGHTS

We understand that the sporting rights and mineral rights are included in the sale so far as they are owned or exist.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

LOCAL AUTHORITY

Harrogate Borough Council, St Luke's Avenue, Harrogate, HG1 2AE.

Tel: 01423 500600 www.harrogate.gov.uk

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

VIEWING

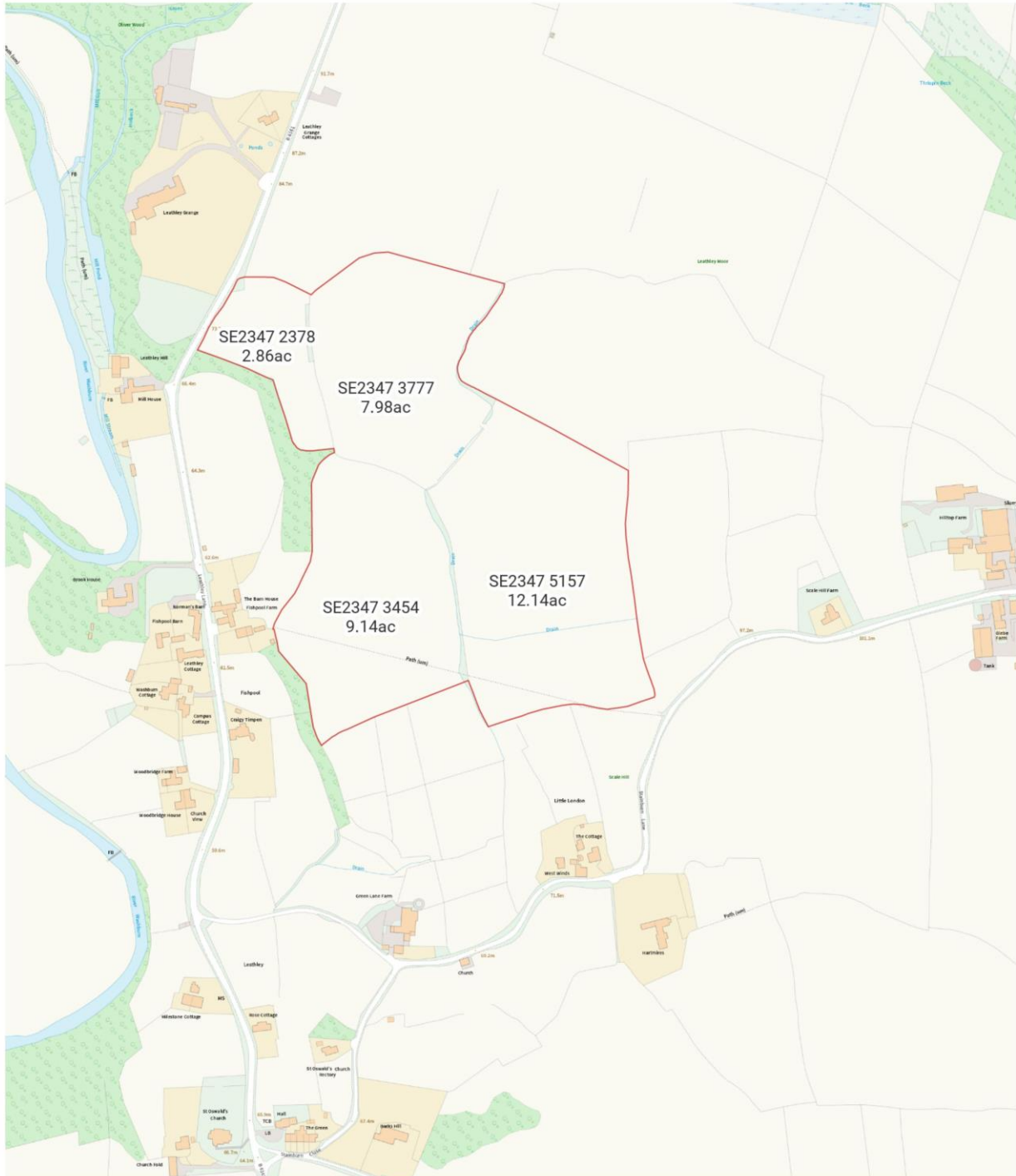
The property may be viewed at any reasonable time while in possession of these particulars, having previously notified the agents office.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our Knaresborough office.



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100 m
Scale 1:5000 (at A4)



Site Plan – Not To Scale For Identification Purposes Only

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

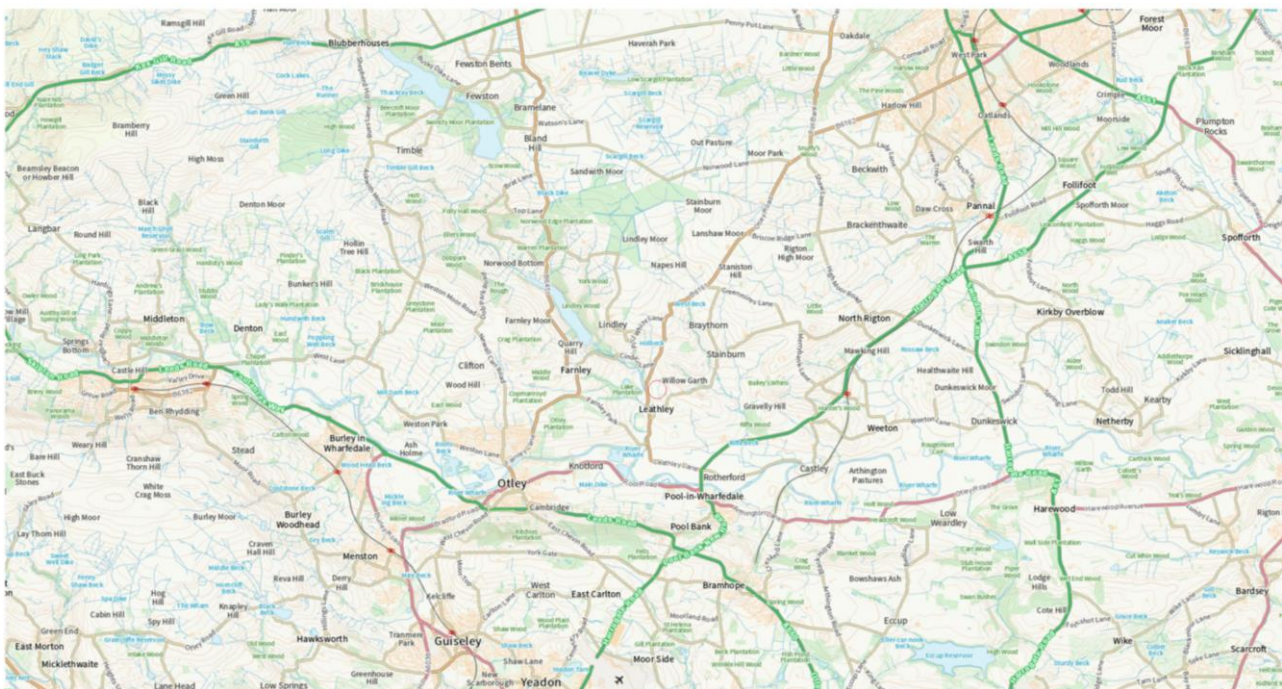
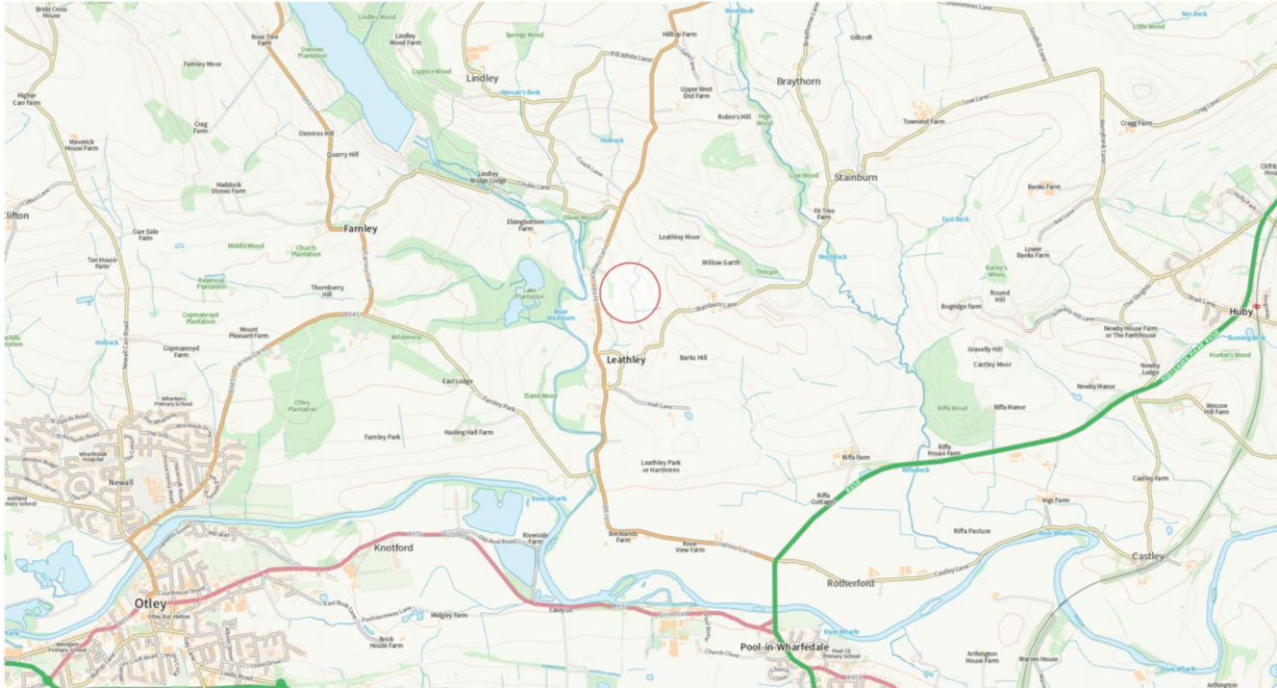
John Haigh (Knaresborough Office) on **01423 860322**

Will Phaesey (Knaresborough Office) on **01423 860322**

LISTER HAIGH AGRICULTURAL SERVICES

Our team of Chartered Surveyors can carry out the following:

- Valuations
- Compensation Claims
- Lettings & Management
- Planning



Location Plans – Not To Scale For Identification Purposes Only

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 20.08.2021

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.”

Regulated by the RICS