



## LAND AT THE KNOTT

**0.72 ACRES (0.29HA) APPROX.**

OLD CHURCH LANE, PATELEY BRIDGE,  
HARROGATE, HG3 5LZ

AN OPPORTUNITY TO ACQUIRE 0.72 ACRE (0.29 HA) OF  
AMENITY/GRAZING LAND ON THE EDGE OF THE DESIRABLE  
TOWN OF PATELEY BRIDGE.

**Price Guide: £55,000**

FOR SALE BY PRIVATE TREATY

## LOCATION AND ACCESS

The land is located approximately ¼ mile to the south east of Pateley Bridge, to the south of Old Church Lane. The land is approximately 14 miles north west of Harrogate and lies within the Nidderdale Area of Outstanding Beauty.

## DESCRIPTION

The land extends in total to approximately 0.72 acre (0.29 Ha). The land is currently accessed from the public highway, Old Church Lane. The land is bound by stone walls and fencing.

## ADDITIONAL INFORMATION

### DIRECTIONS

From Pateley Bridge proceed up the High Street and take a left onto Old Church Lane, continue up the hill for approximately ¼ mile and the land is identified on the right hand side by a Lister Haigh For Sale Board.

**What3words location: cheaper.outnumber.proper**

### 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.

### SERVICES

We are not aware of any services connected to the property, but understand they are in the locality.

### BASIC PAYMENT SCHEME

The BPS entitlements are not currently claimed and have not previously been registered with the RPA.

### ENVIRONMENTAL SCHEMES

The land is not currently subject to any environmental schemes.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

## DEVELOPMENT CLAWBACK CLAUSE

Should planning consent be granted for residential development within 30 years of completion of this sale the current vendor will receive an additional 50% of the increase in the value of the property as a result of the consent.

## LOCAL AUTHORITY

North Yorkshire Council (Harrogate Area) PO 787, Harrogate, HG1 9RW Tel: 03001312131 [www.northyorks.gov.uk](http://www.northyorks.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

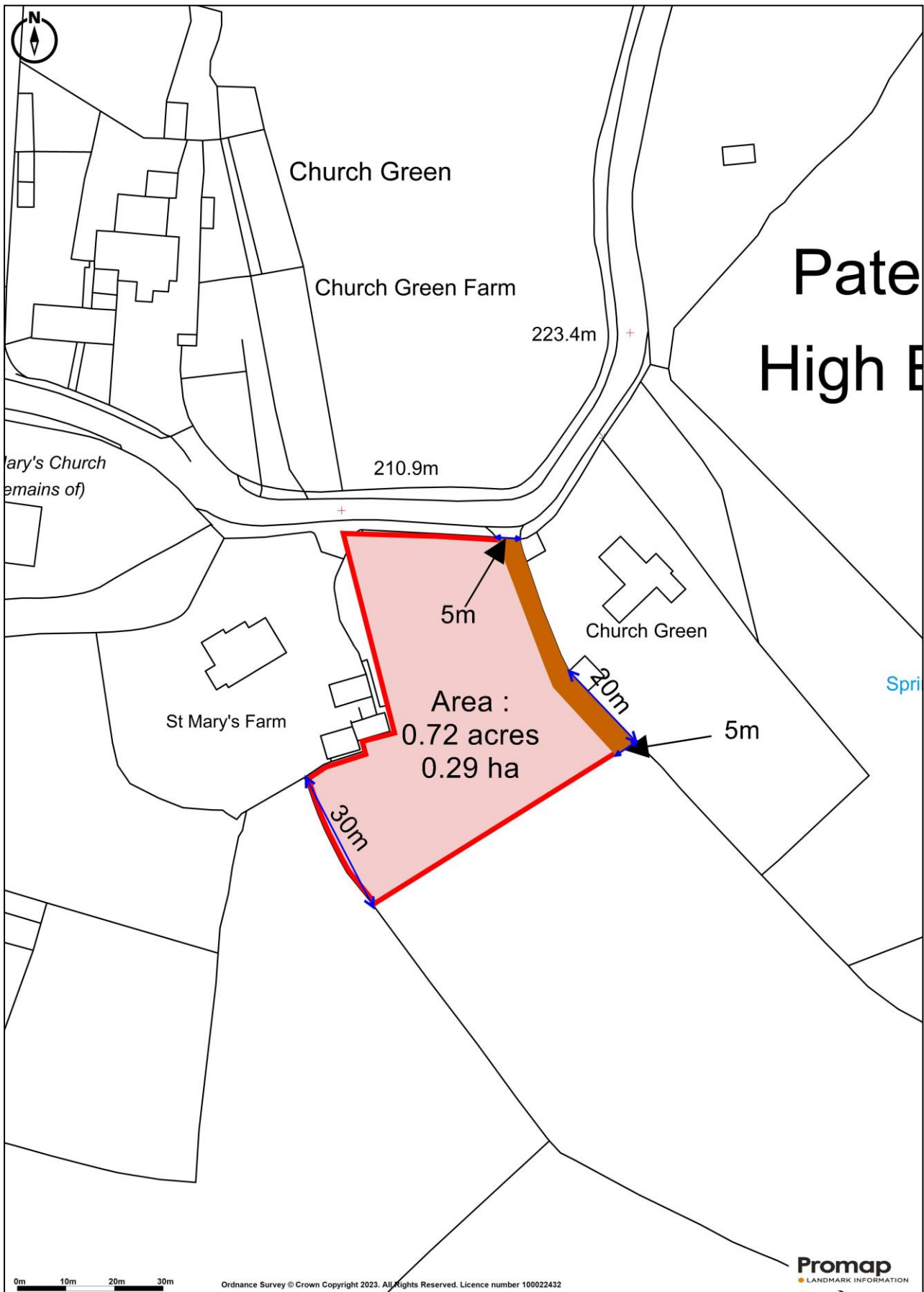
Strictly through the selling agents, Lister Haigh's Knaresborough office 01423 860322.

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap plan. The areas given may vary from Rural Land Register 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.



Site Plan and Location 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:

**Giles Chaplin** (Knaresborough Office) on **01423 860322**

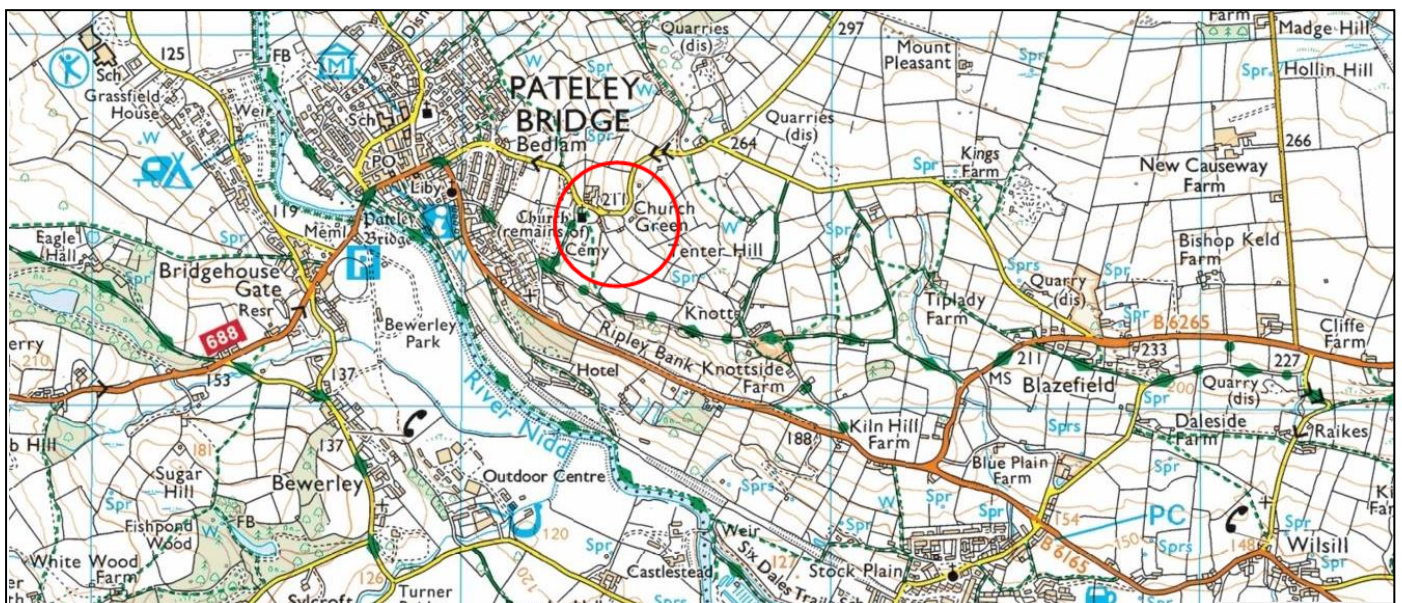
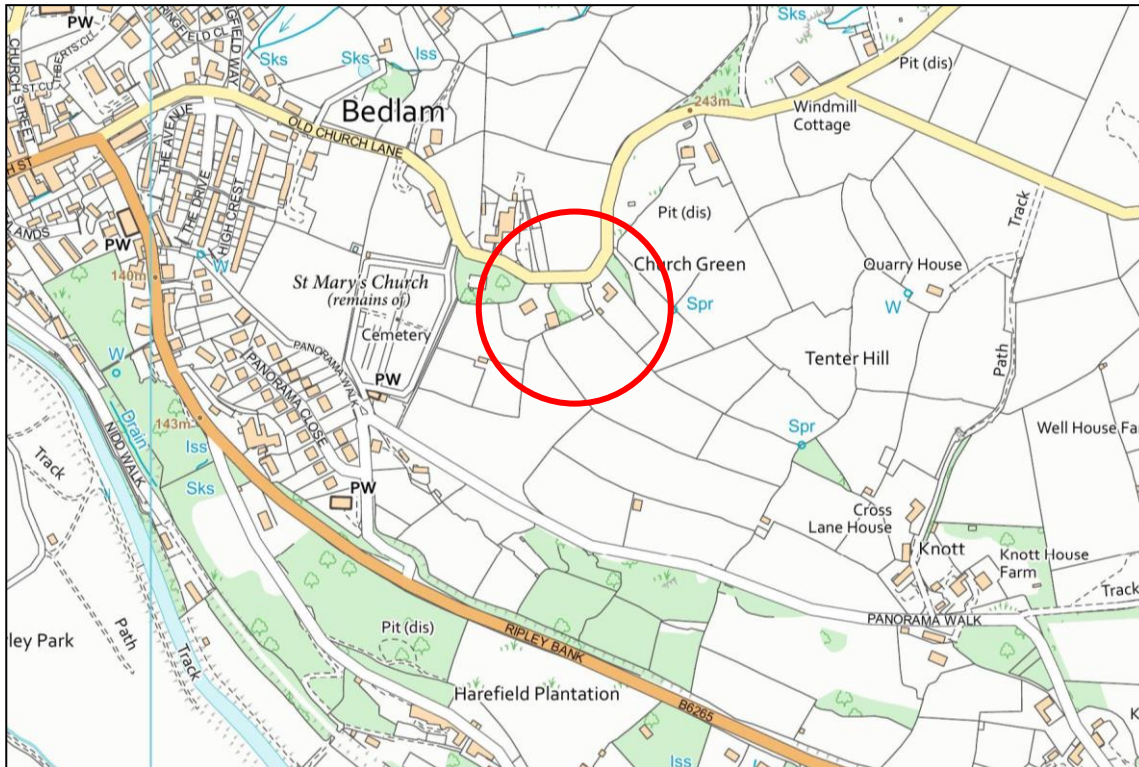
**John Haigh** (Knaresborough Office) on **01423 86032**

**Charlie Cowen** (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



### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 15/06/2023

"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

15.6.23