



## INVESTMENT OPPORTUNITY PRODUCTIVE GRASSLAND

**29.82 ACRES (12.06 HA) APPROX.**

**LAND OFF HARROGATE ROAD, NORTH RIGTON,  
LEEDS LS17 0DX**

AN EXCELLENT OPPORTUNITY TO ACQUIRE THE  
FREEHOLD OF THIS PRODUCTIVE GRASSLAND IN A  
RING FENCE WITH ROAD FRONTAGE.

**FREEHOLD SUBJECT TO TENANCY  
OFFERS IN EXCESS OF £250,000**



## LOCATION AND ACCESS

The land lies north of Harrogate Road and east of Hall Green Lane, approximately 0.5 miles west of North Rigton and 2.5 miles south of Harrogate. The property is accessed directly from the public highways.

## DESCRIPTION

The land extends in total to approx. 29.82 Ac (12.06 Ha) of grassland subject to a Tenancy that commenced on 10<sup>th</sup> September 1973. It lies to the north of Harrogate Road on a gentle south east facing slope with mainly mature hedgerow boundaries.

## SERVICES

We are not aware of any services connected to the property

## BASIC PAYMENT SCHEME

The tenants have claimed Basic Payment.

## NITRATE VULNERABLE ZONE

The land does not lie within a Nitrate Vulnerable Zone

## FIELD SCHEDULE

Sheet No.	Field No	Acres	Hectares
SE 2849	8432	7.28	2.95
SE 2849	9437	5.12	2.07
SE 2849	0644	6.93	2.80
SE 2849	8149	5.24	2.12
SE 2849	9656	5.25	2.12
<b>Total</b>		<b>29.82 Acres</b>	<b>12.06 Ha</b>

## ADDITIONAL INFORMATION

### DIRECTIONS

From Harrogate, travel south along the A61 for approximately 3.0 miles until you reach the roundabout south of Pannal. Continue south-west along the A658, Harrogate Road, for approximately 1.0 mile towards Otley. The land is identified by our Lister Haigh For Sale board on the north side of the A658.

### SPORTING & MINERAL RIGHTS

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. An electricity line crosses the land and a private water supply pipe runs to Rigton Gates Farm.

## LOCAL AUTHORITY

North Yorkshire Council  
Harrogate Area

## 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 subject to a tenancy governed by the Agricultural Holdings Act 1986 that commenced on 10<sup>th</sup> September 1973. The land is let under a written Tenancy Agreement to Mr T M Stapleton at an apportioned rent of £1,790 per annum. The rent is an apportioned one as the vendors are retaining some land.

## VIEWING

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

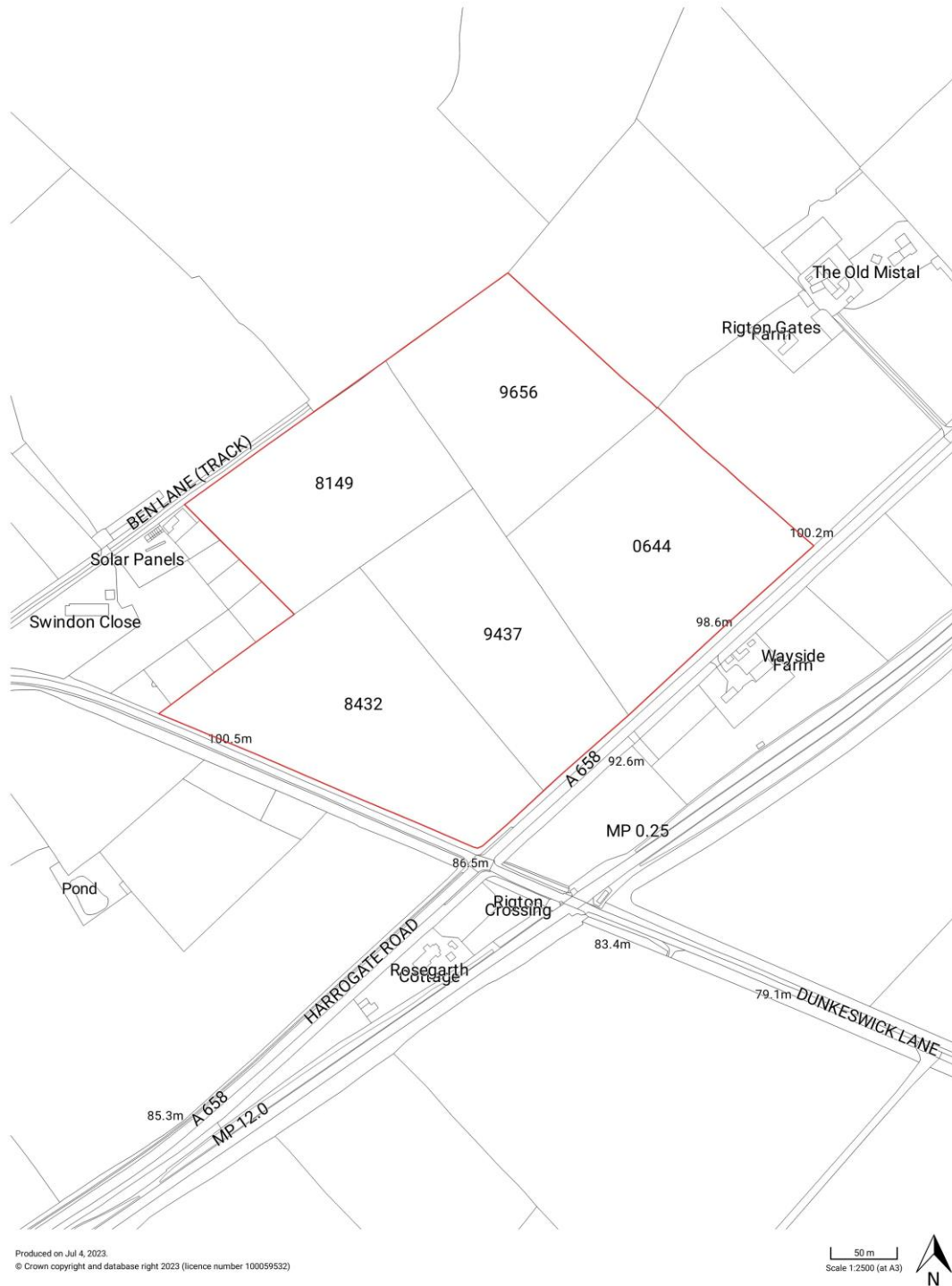
## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Land App plan. The areas given may vary from previous Ordnance Survey Sheets, field data sheets and deed plans. All plans are for identification purposes only and areas are approximate and subject to 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.

## 29.82 acres off Harrogate Road, North Rigton



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 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



Location Plan – Not To Scale For Identification Purposes Only

## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

“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

11.7.23