

Our Ref: GC/ 17664

3rd October 2023

Dear Sir/Madam

Re: 0.79 Acres (0.32 Ha) , off Ringbeck Road, Kirkby Malzeard, Ripon, HG4 3SL

On the instructions of our client we advise that all interested parties should submit their 'Best Offer' in writing by 12 Noon on Tuesday 10th October 2023, in respect of the above land.

All offers should be sent to our Knaresborough office in a sealed envelope with the property name, 0.79 Acres Kirkby Malzeard, clearly marked on the top left hand corner of the envelope. If preferred your 'Best Offer' can also be submitted by email prior to the closing date/time to knaresborough@listerhaigh.co.uk, please ensure your email is clearly marked with the property name, 0.79 Acres Kirkby Malzeard, and the words "Best Offer" in the subject line.

We enclose our "Best Offer Submission Form" and would be grateful if you could complete the same. If you have already submitted an offer, please can you confirm your "Best Offer" by also completing the enclosed form, so providing the requisite information.

Following the closing date, we will revert to our client for instructions and we will endeavour to contact you as soon as possible thereafter. All prospective purchasers will be notified whether they have been successful or not.

Please be aware that whenever an offer is accepted, we are obliged to undertake identification checks on the purchaser(s) to satisfy anti-money laundering regulations. We undertake checks electronically and we may require additional information, which must be provided upon request. Copies of documents may be taken and held on file.

If you have any queries in relation to the property or this process, please do not hesitate to contact me.

Yours sincerely,

Giles Chaplin

Giles J Chaplin BSc (Hons) MRICS or and on behalf of
Lister Haigh (Yorkshire) Limited

gileschaplin@listerhaigh.co.uk

Enc. Best Offer Submission Form

Best Offer Submission Form

0.79 Acres (0.32 Ha) , off Ringbeck Road, Kirkby Malzeard, Ripon, HG4 3SL

Your Details: Name:
 Address:

 Tel:
 Email:

Your Solicitors: Contact:
 Company:.....
 Address

 Tel:.....

Financial Reference: Contact
 Company
 Address

<i>Is this a cash offer?</i>	<i>Yes/No</i>
Do you require mortgage funding?	Yes/No
Is your offer subject to the sale of another property?	Yes/No

** Satisfactory proof of funding must be provided upon request**

OFFER £
In words

SIGNED**DATED**

To be returned no later than Midday/ 12 Noon on Tuesday 10th October 2023 to: **LISTER HAIGH 106 High Street, Knaresborough HG5 0HN with "0.79 Acres Kirkby Malzeard"** marked on the top left hand corner of the envelope. Or by emailing to knaresborough@listerhaigh.co.uk with **0.79 Acres Kirkby Malzeard – Best Offers** shown in the subject line.

CONDITIONS

1. All offers are Subject to Contract.
2. All offers are to be for a specific sum of money and of an uneven figure to avoid identical bids.No escalating bids will be considered and no offer should be made which is calculable only by reference to another offer.
3. Satisfactory proof of funding must be provided upon request.
4. Offers will be submitted to the seller immediately after the deadline and bidders will be advised as soon as a decision is made. The seller does not undertake to accept the highest or any offer.



GRASS PADDOCK

0.79 ACRES (0.32HA) APPROX.

RINGBECK ROAD, KIRKBY MALZEARD, RIPON, HG4 3SL

A CONVENIENTLY LOCATED GRASS PADDOCK LYING TO THE WEST OF THE VILLAGE WITH ROAD FRONTAGE. THE LAND EXTENDS TO 0.79 ACRES (0.32HA) AND INCLUDES A SMALL SHIPPING CONTAINER AND MAINS WATER SUPPLY.

Price Guide: £20,000

FOR SALE BY PRIVATE TREATY



LOCATION AND ACCESS

The land lies in an accessible location to the west of Kirkby Malzeard, some 6 miles north west of Ripon, 5 miles south of Masham and 9 miles north east of Pateley Bridge. The access is from the public highway Ringbeck Road.

DESCRIPTION

The land extends in total to approximately 0.79 acres (0.32 Ha) and includes a shipping container and benefits from a mains water supply. The land is permanent grassland and is bounded by mature hedgerows to all sides. There is one access point to the land from the public highway Ringbeck Road.

ADDITIONAL INFORMATION

DIRECTIONS

From Ripon head north following signs for Kirkby Malzeard on Kirkby Road, proceed for approximately 6 miles entering the village from the east continuing along the main street. Just as the main street bends left Ringbeck Road is on the right hand side. Proceed for approximately 300 metres and the land can be located on the left hand side marked by a Lister Haigh For Sale Board.

What3words location: liked.passports.talked

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

The land has the benefit of mains water.

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.

LOCAL AUTHORITY

North Yorkshire Council (Harrogate Area) PO 787, Harrogate, HG1 9RW Tel: 03001312131 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

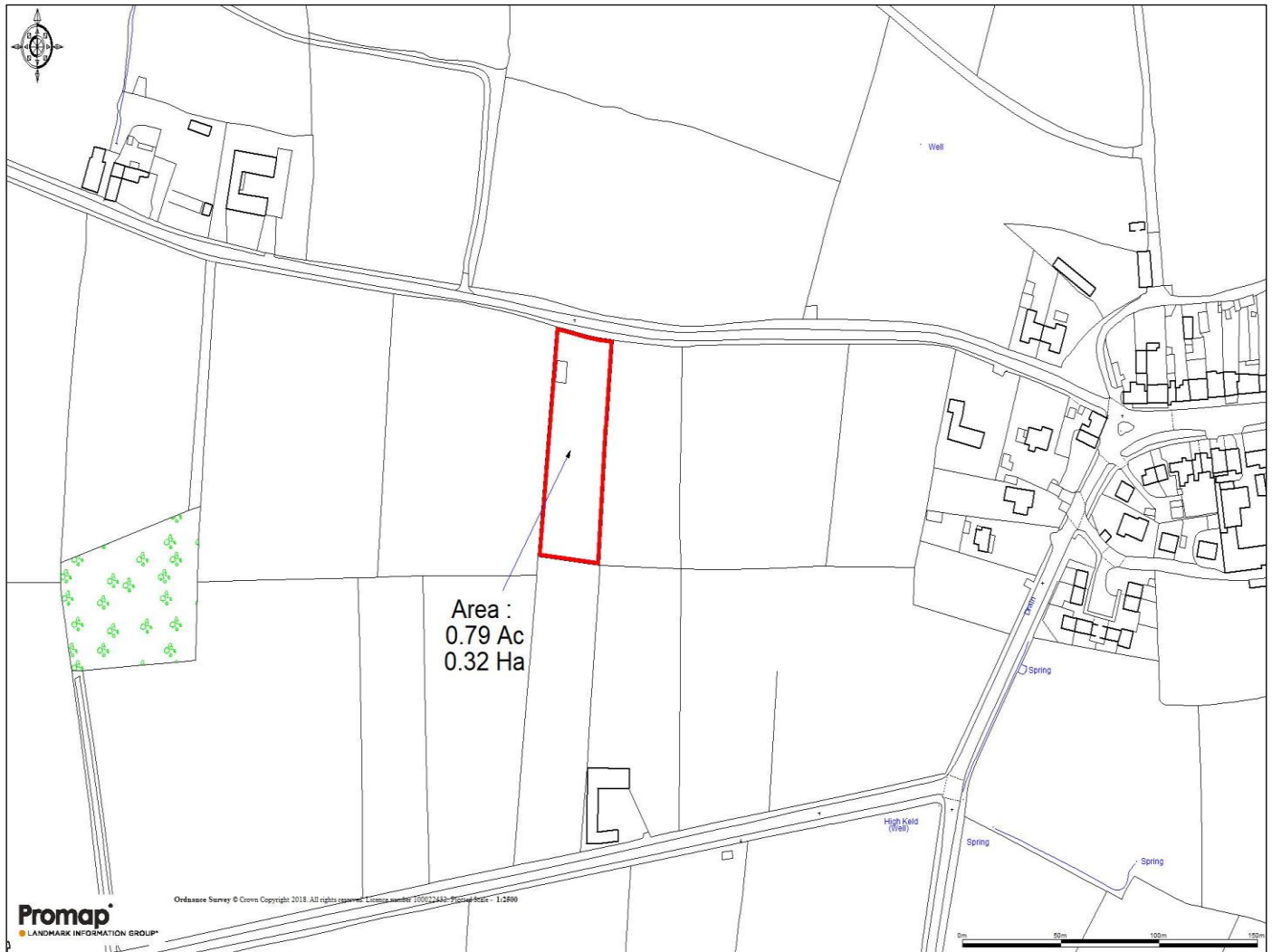
Strictly through the selling agents, Lister Haigh's Knaresborough office 01423 860322.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Land App 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 – 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



Location Plan – Not To Scale For Identification Purposes Only

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 02/08/2023

“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