



## PRODUCTIVE GRASSLAND

**23.40 ACRES (9.47 HA) APPROX.**

**OFF MAIN STREET, WATH, RIPON, HG4 5ER**

TWO CONVENIENTLY LOCATED PARCELS OF GRASSLAND, LYING TO THE EAST OF THE VILLAGE WITH ROAD FRONTAGE AND SEPARATE ACCESS FOR EACH LOT.

THE TWO LOTS EXTEND TO APPROX. 14.23 ACRES AND 9.17 ACRES RESPECTIVELY.

**Guide Price Lot 1: £170,000**

**Guide Price Lot 2: £110,000**

**Available as a Whole or in Lots.**



## LOCATION AND ACCESS

The land lies in a highly desirable location, directly to the east of Wath Village, some 4 miles north east of Ripon and 10 miles south of Bedale. Both lots are accessed directly from a quiet lane running between the villages of Wath and Middleton Quernhow.

The land is shown edged red on the attached plan, with access points marked in orange.

## DESCRIPTION

The land extends in total to approx 23.40 acres (9.47 Ha) comprising a ring-fenced block of productive grassland capable of mowing and grazing. The land is suitably well fenced, with sturdy stock-proof post and wire fencing around the entirety. Both Lots also benefit from fishing rights on an attractive stretch of Wath Beck which forms the boundary between the two parcels and provides a natural water supply.

### Lot 1: 14.23 acres approx. (5.76 Ha) Grassland

This is a highly attractive ringfenced block of versatile permanent grassland, benefitting from road frontage. At the southern end of the parcel is a cattle handling system and race, conveniently located adjacent to the gateway for loading livestock.

According to the provisional land classification the land is classed as Grade 3, with soilscares describing the land as "Freely draining slightly acid loamy soils".

### Lot 2: 9.17 acres approx. (3.71 Ha) Grassland / Arable Land with Copse.

Lying directly adjacent to Lot 1, this is also a very versatile block of land. It is currently down to grass but is capable of growing arable crops and part has previously been used to grow potatoes. According to the provisional land classification the land is predominantly classed as Grade 2, with soilscares describing the land as "Loamey and clayey soils with naturally high groundwater".

In the north western corner of Lot 2 is an attractive copse, comprising a mix of mature evergreen and deciduous trees.

## ADDITIONAL INFORMATION

### ENVIRONMENTAL SCHEMES

The land is not currently subject to any environmental schemes.

### NITRATE VULNERABLE ZONE

The land lies within a Nitrate Vulnerable Zone

### SPORTING RIGHTS

The sporting rights are included with the sale so far as they are owned or exist.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

### 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.

### DEVELOPMENT VALUE

The property will be sold subject to a development value overage clause. If the land obtains planning consent for development other than Agricultural use within the next 30 years the vendor will be entitled to receive 50% of the increase in value.

### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD

### METHOD OF SALE

The property is offered for sale initially 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 provided upon completion.

### VIEWINGS

The property may be viewed at any reasonable time during daylight hours, whilst in possession of these particulars but only having previously notified the agent's office.

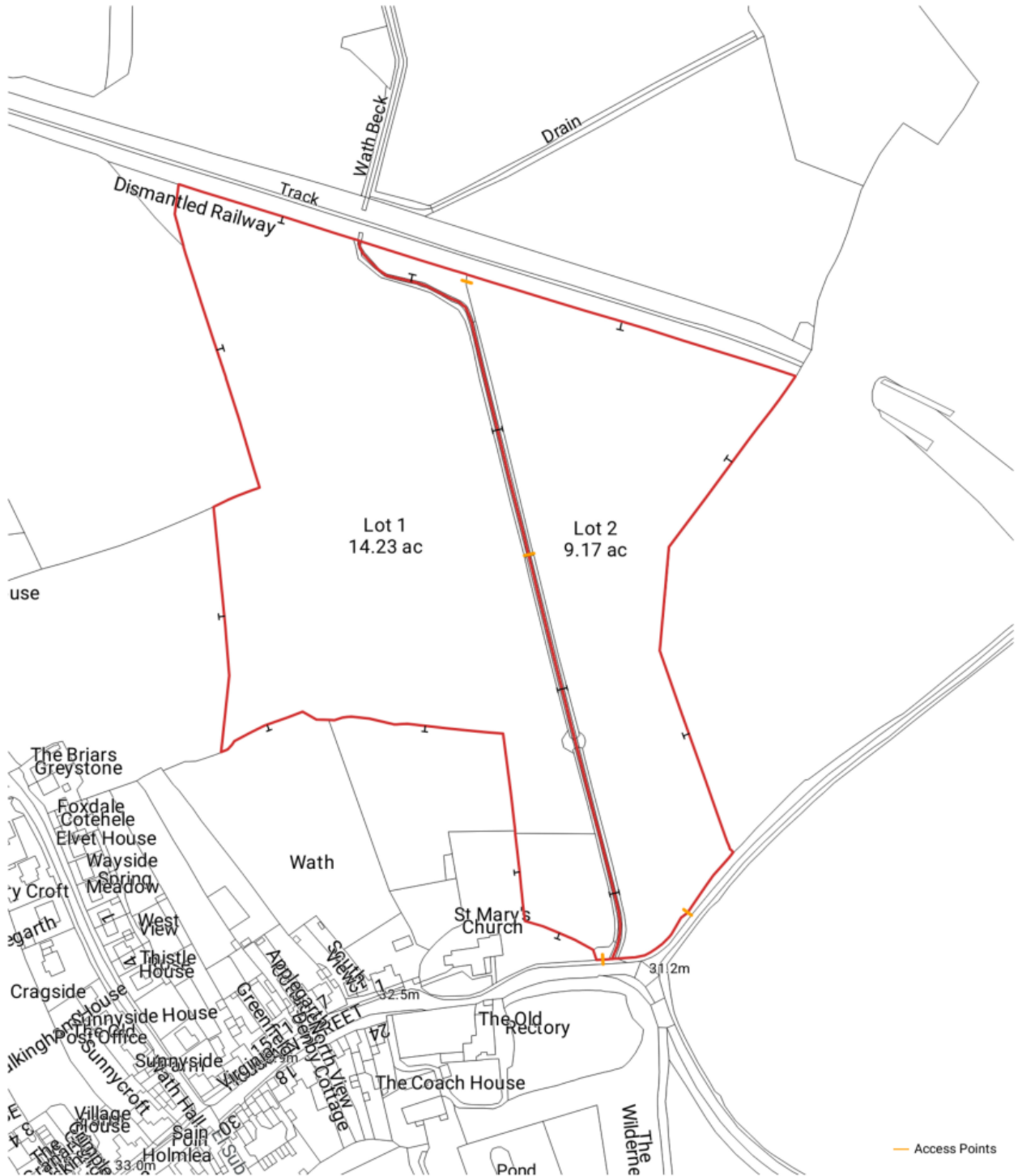
### DIRECTIONS

From Wath Main Street, continue east until you have passed the village church on your left-hand side. Both parcels are situated adjacent to each other, immediately on the left as you leave the village and identified by a for sale board.



23.40 acres of Permanent Pasture  
with Woodland Copse

Lot 1: 14.23 acres  
Lot 2: 9.17 acres



Produced on Sep 28, 2023.  
© Crown copyright and database right 2023 (licence number 100059532)

PLAN FOR IDENTIFICATION  
PURPOSES ONLY

Scale 1:3000 (at A4)



## SALES AND 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**

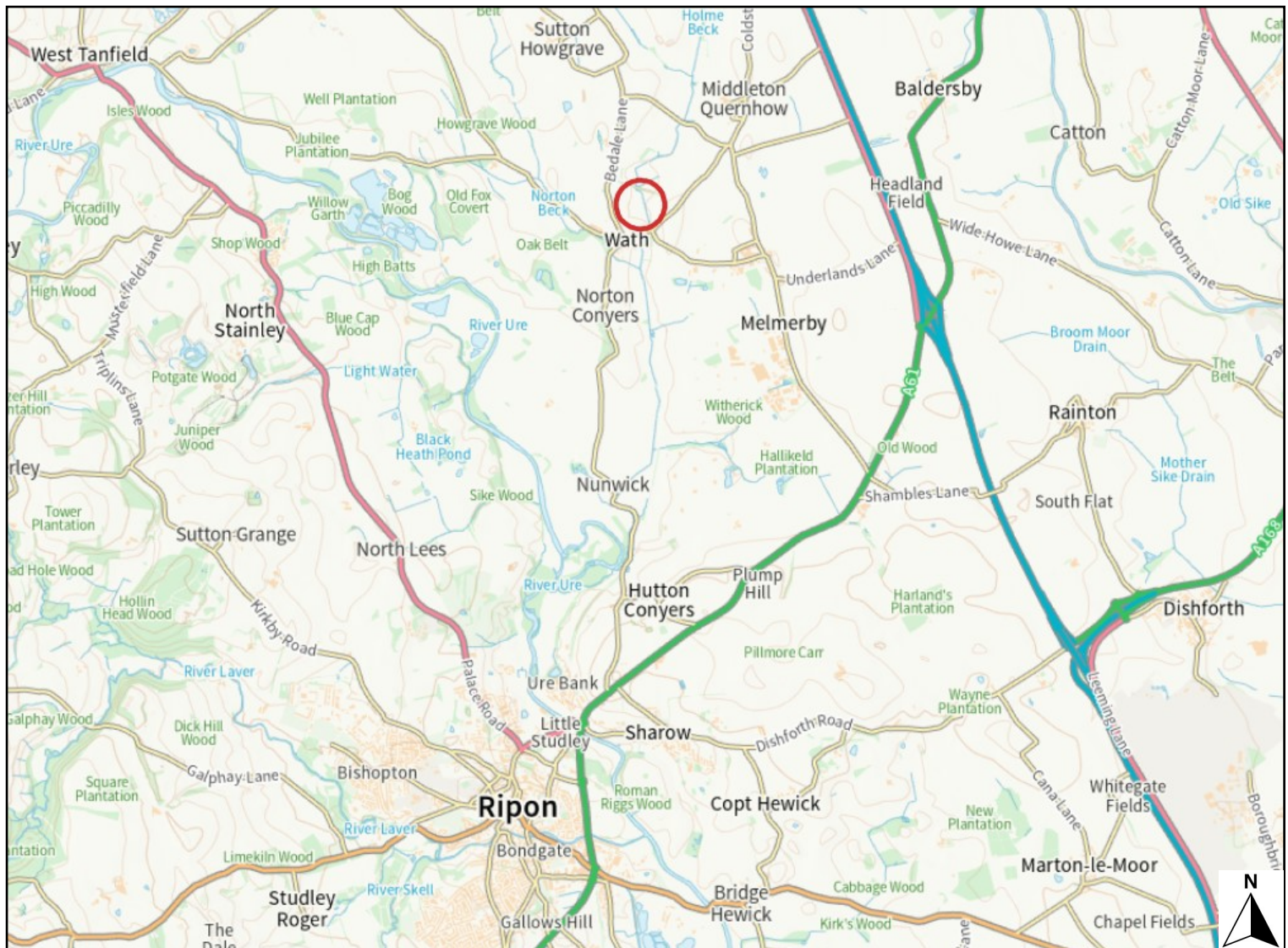
**John Haigh** (Knaresborough Office) on **01423 86032**

**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 12.10.2023

"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