



29.82 ACRES APPROX. OFF KIRKBY LANE
KEARBY | WETHERBY

**29.82 ACRES (12.07 HA) APPROX.
LAND OFF KIRKBY LANE, KEARBY,
WETHERBY LS22 4BS**

Guide Price £375,000

LOCATION AND ACCESS

The land lies approximately 2 miles northeast of the well-known village of Harewood, 8 miles south of Harrogate, and 4 miles west of Wetherby. The land is approximately 3 miles east of the A61.

DESCRIPTION

The land extends in total to approx. 29.82 acres (12.07 ha) comprising a ring-fenced block of productive grassland capable of mowing and grazing. The land is situated in a highly sought-after location which benefits from excellent road frontage and water supply. The land is suitably well fenced for livestock with post & wire fencing. Soilscares describes the land as “Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.” There is scope for a range of uses, including equestrian and amenity use subject to the necessary planning consents.

SERVICES

A water supply is connected to the property. We are not aware of any other services connected.

ENVIRONMENTAL SCHEMES

The land is not currently subject to any environmental schemes.

ADDITIONAL INFORMATION

DIRECTIONS

When travelling South on the A61 from Harrogate turn east on to Swindon Lane (shortly before Dunkeswick), turn right and continue on to Spring Lane, then Kearby Cliff. Once you reach the small hamlet of Clap Gate the property can be accessed from Kirkby Lane. What3words reference: wipd.sectors.opened





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.

Local Authority

North Yorkshire County Council, County Hall,
Northallerton, North Yorkshire DL7 8AD
Tel: 01423 500600

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.

<https://www.northyorks.gov.uk/>

TENURE AND OCCUPATION

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

VIEWING

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

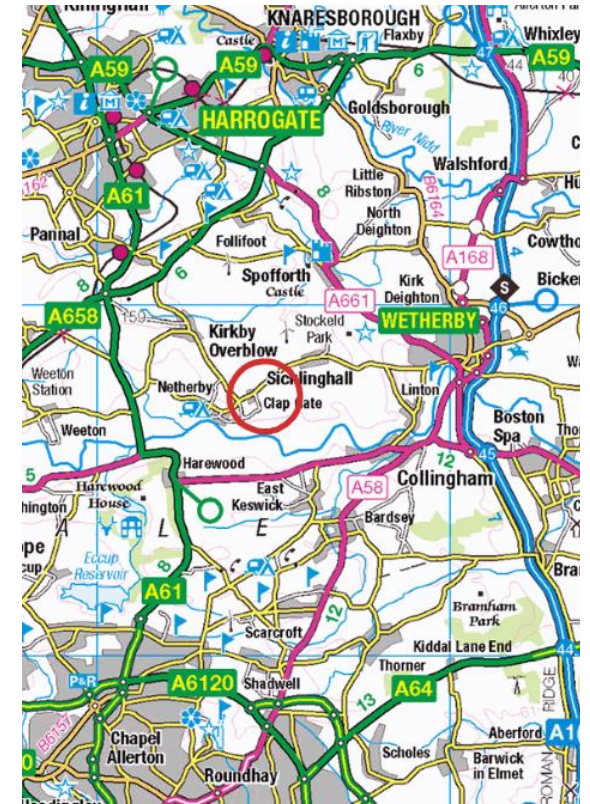
IMPORTANT NOTICE

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



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Scale 1:2500 (at A3)



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www.listerhaigh.co.uk

O.S Sheet No.	Field No	Ac	Ha
SE 3447	6450	5.06	2.04
SE 3447	7342	10.00	4.04
SE 3447	9543	6.45	2.61
SE 3447	8229	8.31	3.38
Total		29.82	12.07

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