



12.93 Acres of Grassland with Fishing Rights at Middleham,
Leyburn, North Yorkshire

John G Hills



Robin Jessop

12.93 Acres of Grassland at Middleham with Fishing Rights, Leyburn, North Yorkshire

A Block of Very Attractive Grazing Land with 170 Metres of Fishing Rights Between Two Popular Villages.

- Good Roadside Access
- Attractive Grass Paddocks
- 170 Metres of Fishing Rights on the River Ure
- Stunning Views of Penhill and Mid Wensleydale
- Viewing By Appointment
- Guide Price: Offers in Excess of £125,000

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both an hour's drive. Darlington and Northallerton have train stations with intercity links.

The land is beautifully positioned on the north west side of this popular Dales towns of Leyburn and Middleham. Middleham is a quiet yet popular town on the edge of The Yorkshire Dales National Park. The location is a short drive from the market town of Leyburn where there are a range of amenities and facilities including shops, pubs, doctors, dentist and primary and secondary school.

DESCRIPTION

The land extends to approx. 12.93 acres of very attractive permanent pasture, which is situated on the south facing side of Wensleydale, to the north west of the town. The land has the benefit of good roadside access, which has been marked by the X on the plan. The land is currently laid to grass and is very productive with the current tenant taking good crops of silage of the land, it would also be ideal for grazing livestock or alternatively would be suitable for grazing horses.

Together with the grassland, there is a unique opportunity to purchase 170 metres of fishing rights on the River Ure which is well known for its trout and grayling fishing as well as salmon fishing in recent years.

The land is classified as Grade 4 on the Agricultural Land Classification Map.

The land benefits from a private supply which has been marked by a 'W' on the attached plan.

The land offers a great opportunity for a number of different uses including those looking to graze livestock or horses, the carbon conscious, planting trees and rewilding.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold and vacant possession will be given upon completion. The site is registered with the Land Registry. Title Number: NYK380046

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

1. The land is sold with a right of way from the field's entrance gate to Busks Barn, which has been marked with a blue line on the attached plan.

SERVICES

Water from an adjoining land owners private spring supply.

AGRI-ENVIRONMENTAL SCHEMES

The land is currently in a Countryside Stewardship Mid-Tier Agreement which ends on the 31/12/2024.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are understood to be included with the freehold as far as they are owned.

BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

DIRECTIONS

A for sale board will be erected at the field entrance on the eastern boundary. It is possible to park along the verge by the field entrance.

PLAN

The plan is for identification purposes only.

OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest and preferably to confirm this in writing to ensure that you are kept informed with regard to the progress of the sale of this land.

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

VIEWINGS

Please make contact with Robin Jessop Ltd on (01969 622800) to arrange a viewing. **When conducting a viewing, please keep all gates closed.**

JOINT AGENCY

The land is being sold Joint Agency with John G Hills. Acting Agent – Rachael Sunter Telephone – 01969 623109

USEFUL ADDRESSES

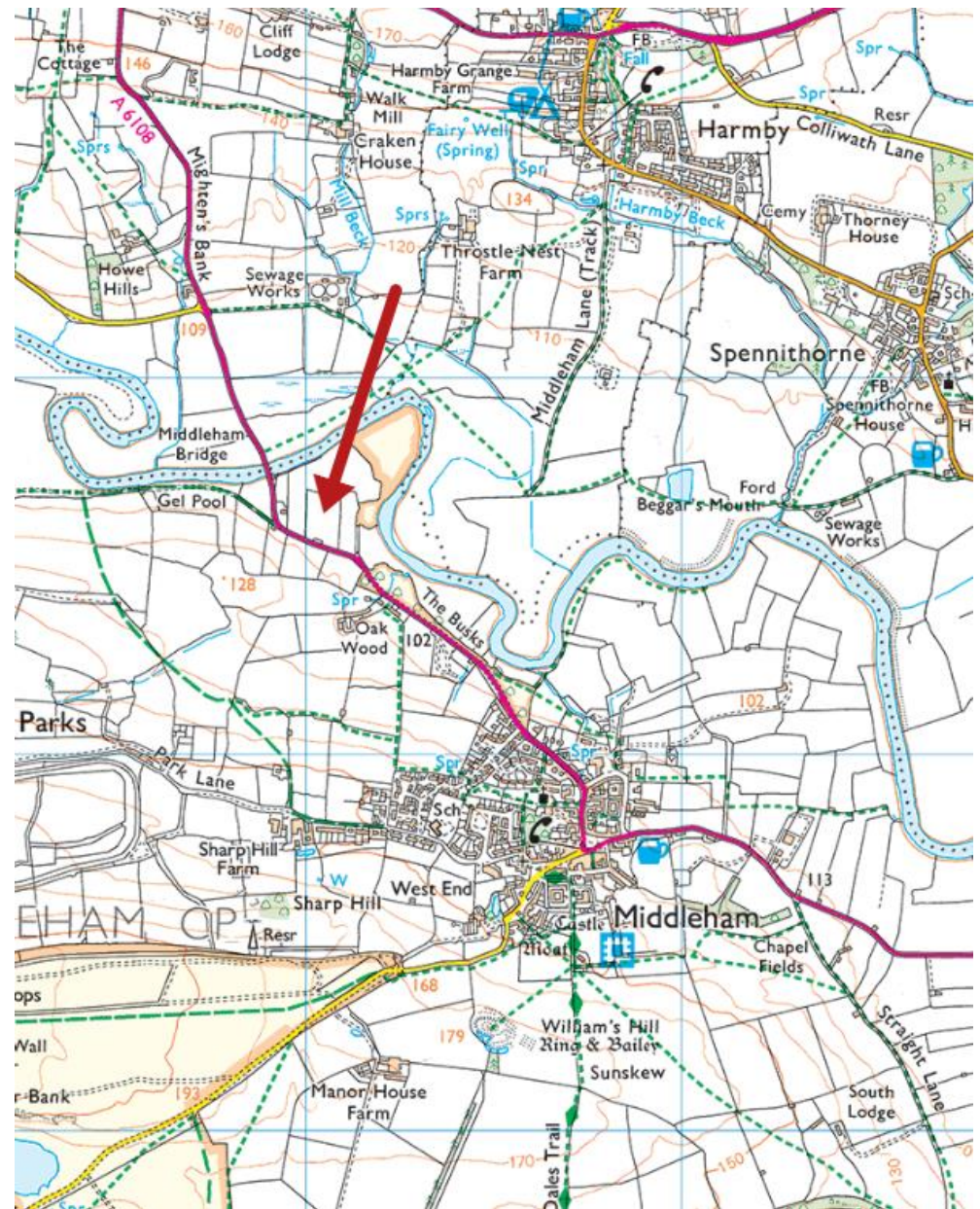
PLANNING AUTHORITY

Yorkshire Dales National Park Authority
Bainbridge, North Yorkshire, DL8 3EL



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