



56.42 Acres (23.83 Ha) Hartwith,
Near Summerbridge, Harrogate, HG3 4JT

**56.42 Acres (23.83 Ha), Hartwith,
Summerbridge, Harrogate,
HG3 4JT**

GUIDE PRICE £625,000

LOCATION

The land lies approximately 1.8 miles to the south east of the sought-after village of Summerbridge, approximately 5 miles south-east of Pateley Bridge and approximately 8 miles north-west of Harrogate.

DESCRIPTION

The 56.42 acres approx. provides a highly productive ring fence of grassland/pasture land, it is capable of grazing/mowing. The ring fence is bounded by a mixture of stock proof fencing and drystone walling. Within the property there is a traditional Dutch barn with a sheep handling system and mains water supply. The land is south facing and offers a gentle down hill gradient towards the river.

According to the Provisional Agricultural Land Classification the land is classed as Grade 3, Soilscares describes the land as "Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils".

ACCESS

The land is accessed directly from the B6165 and has a private hardcore track to all fields.

DIRECTIONS

From the Ripley roundabout proceed west on the B6165 towards Pateley Bridge for approximately 6.5 miles the property will be on your left marked by a Lister Haigh "V" board.

SPORTING & MINERAL RIGHTS

The sporting 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. There is a public footpath on the property. There is a wayleave agreement with Northern PowerGrid.

SERVICES

Mains water

ENVIRONMENTAL SCHEMES

The land is not currently entered into any environmental schemes

LOCAL AUTHORITY

Noth Yorkshire Council

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

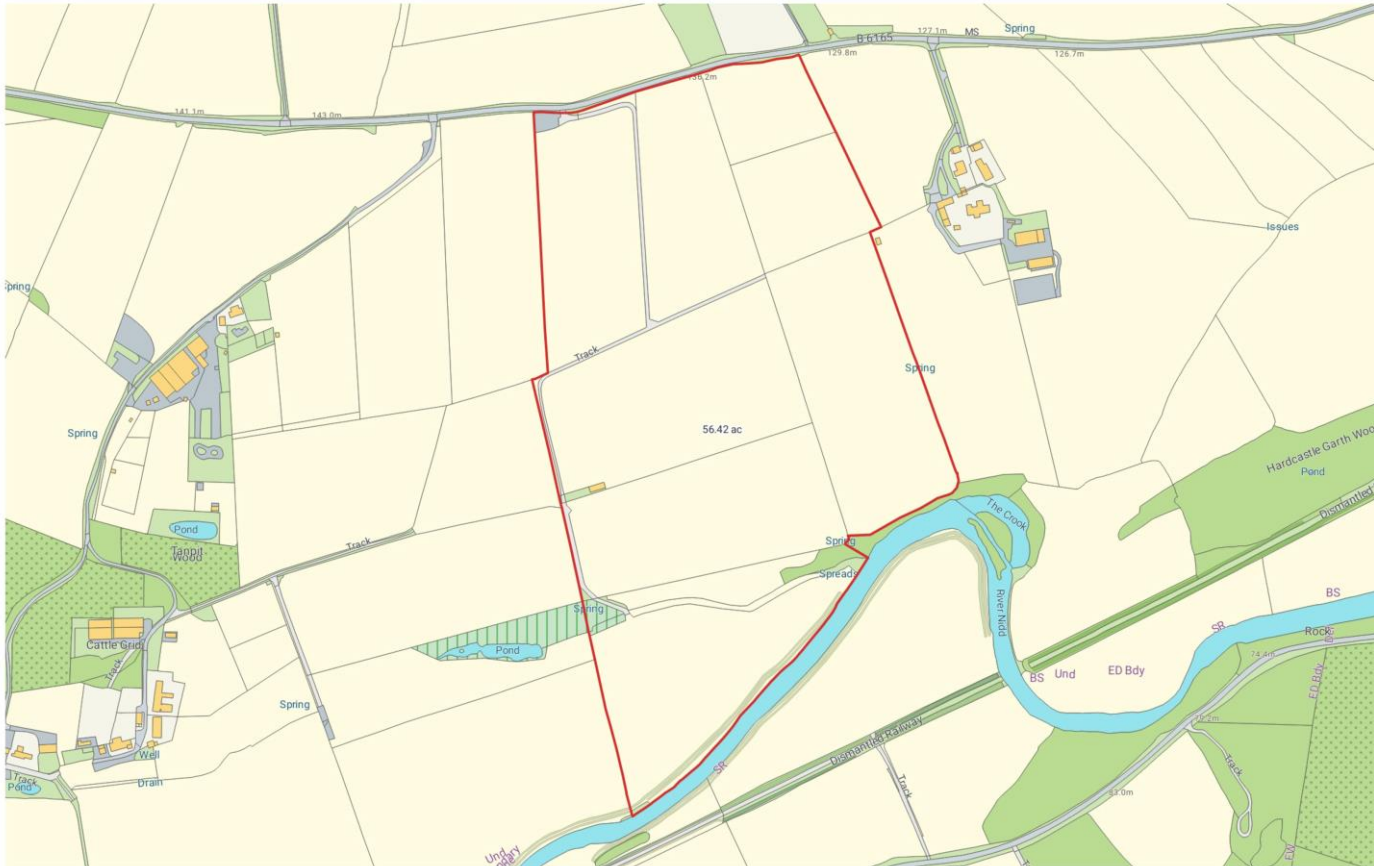
The property may be viewed at any reasonable time while in possession of these particulars. Please notify the selling agents Lister Haigh of your interest on 01423 860322

WHAT3WORDS

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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.



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56.42 Acres, Westfield Farm, Summerbridge, HG3 4JT

