



Land at Borrowby

Allerton Wath Road, Borrowby, Northallerton, YO7 4AL

youngsRPS 

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An attractive block of grazing and amenity land, extending to 6.01 acres (2.43 ha), with roadside access and a natural water supply. The land at Borrowby offers an excellent opportunity to acquire a block of pasture land with huge amenity value, in an idyllic location, including fishing rights on Broad Beck which bounds the land.

- Agricultural and Equestrian Grazing Land
- Diversification Potential
- Roadside Access
- Fishing Rights Included
- Natural Water Supply
- Located close to village and A19

Guide Price: £75,000

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Sedgefield Office 01740 622100



DESCRIPTION

An attractive block of grazing and amenity land, extending to 6.01 acres (2.43 ha), with roadside access and a natural water supply. There is also a useful timber field shelter upon the land. The land at Borrowby offers an excellent opportunity to acquire a block of pasture land with huge amenity value, including fishing rights on Broad Beck which bounds the land.

The land is situated in an idyllic location, subdivided into a number of smaller enclosures with small woodland copses which are dispersed through the land, providing a mixture of mature broadleaf trees and younger plantings offering diverse amenity and habitats.

The land offers scope for continued agricultural or equestrian use or for variety of other diversification or environmental opportunities subject to obtaining the relevant consents.

DIRECTIONS

From Northallerton town centre, head south along Thirsk Road, before turning Left up Mill Hill Lane, sign posted Borrowby/Knayton. Continue up Sandy Bank and proceed for approximately 4 miles. The land is located on the left hand side, marked by a youngsRPS sale board.

From Borrowby, leave the village up Park Lane, sign posted Thornton le Beans/Northallerton. Continue for 1/2 mile and at the T-junction turn left. The land is located on the left hand side after 1/3 mile, marked by a youngsRPS sale board.

What3Words: discusses.myth.nest

SERVICES

There is a natural water supply to the land.

SPORTING RIGHTS

Included in the sale in so far as they are owned. Single bank fishing rights upon Broad Beck are included within the sale.

MINERAL RIGHTS

The mineral rights are excepted from the title.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and other rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority subject to statute. The accessway of the land is to be shared between the vendor and the purchaser and as such all responsibilities will be split 50/50.

PUBLIC RIGHTS OF WAY

There is a public footpath which crosses the land, from the entrance gateway, to the eastern corner of the boundary of the land.

ENVIRONMENTAL SCHEMES

The land is not entered into any environmental schemes.

TENURE

The land is offered freehold with vacant possession available upon completion.

BROAD BECK

The stretch of Broad Beck adjoining the land is unregistered and it is assumed therefore to be owned by the vendor with associated Riparian Rights. The single bank fishing rights are included within the sale.

VAT

The land is not VAT registered.

MEASUREMENTS

The areas have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves in regard to areas and distances as appropriate.

LOCAL AUTHORITY

North Yorkshire County Council.

COSTS

Each party is to bear their own costs.

VIEWINGS

Permitted on foot at any time during daylight hours with a set of these sales particulars constituting consent. Interested parties are asked to be respectful of livestock when viewing and ensure all gateways are kept shut.

METHOD OF SALE

The land is offered for sale as a whole, by private treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars.

Please register your interest with YoungsRPS to be kept informed as to any updates with regard to the sale.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

CONTACTS

Sedgefield: 01740 622100 or emma.smith@youngsrps.com

NOTES

Particulars prepared June 2024



Land at Borrowby



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Plan for illustration only

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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