



GRASS PADDOCK & STABLES

Church Street | Goldsborough | Knaresborough

Grass Paddock & Stables

Church Street, Goldsborough, Knaresborough,
North Yorkshire, HG5 8NR

Location

Goldsborough is a highly desirable residential village, having the rare benefit of a primary school, public house, church and no through road. The village is just off the Harrogate bypass, only two miles from the historic town of Knaresborough, with rail links to Harrogate, York and Leeds, and the A1(M) is only two miles to the east.

Description

A rare opportunity to acquire a grass paddock in the heart of this picturesque village. The paddock is accessed by an independent access directly off Church Street. It is bound by mature hedgerows on the north and west boundaries and by post and rail fencing on the east and southern boundaries. The southern boundary adjoins the domestic garden of St Mary's House. In addition there are two timber stables accessed from the paddock. It will be the responsibility of the purchaser to erect a fence along the boundary labelled A – B – C on the plan. Should the stables not be of interest then these can be excluded from the sale. The grass paddock, stables and access extend to 0.62 acre (0.25ha).

Additional Information

Tenure

Freehold with vacant possession on completion.

Services

We are advised that there are mains services in the public highway (Church Street).

Wayleaves, Easements and Rights of Way

The land is sold subject to all existing wayleaves, easements and rights of way. We understand that there is a public footpath that runs down the western side of the access and across the grass paddock.





Overage

Please note a development clause was imposed on a previous sale, that should planning consent be granted for the erection of any buildings or structures or for change of use of the property or any part within 80 years of completion of that sale the original owner will receive an additional payment of 50% of the increase in the value of the property as a result of the consent. It is understood there is 65 years remaining.

Mineral & Sporting Rights

We understand the mineral and sporting rights are in hand and are included in the sale.

Viewing

Strictly through the selling agents.
Lister Haigh, 01423 860322

Plans and Areas

The plans in these particulars are a copy of the Ordnance Survey Land App or Promap plans. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.

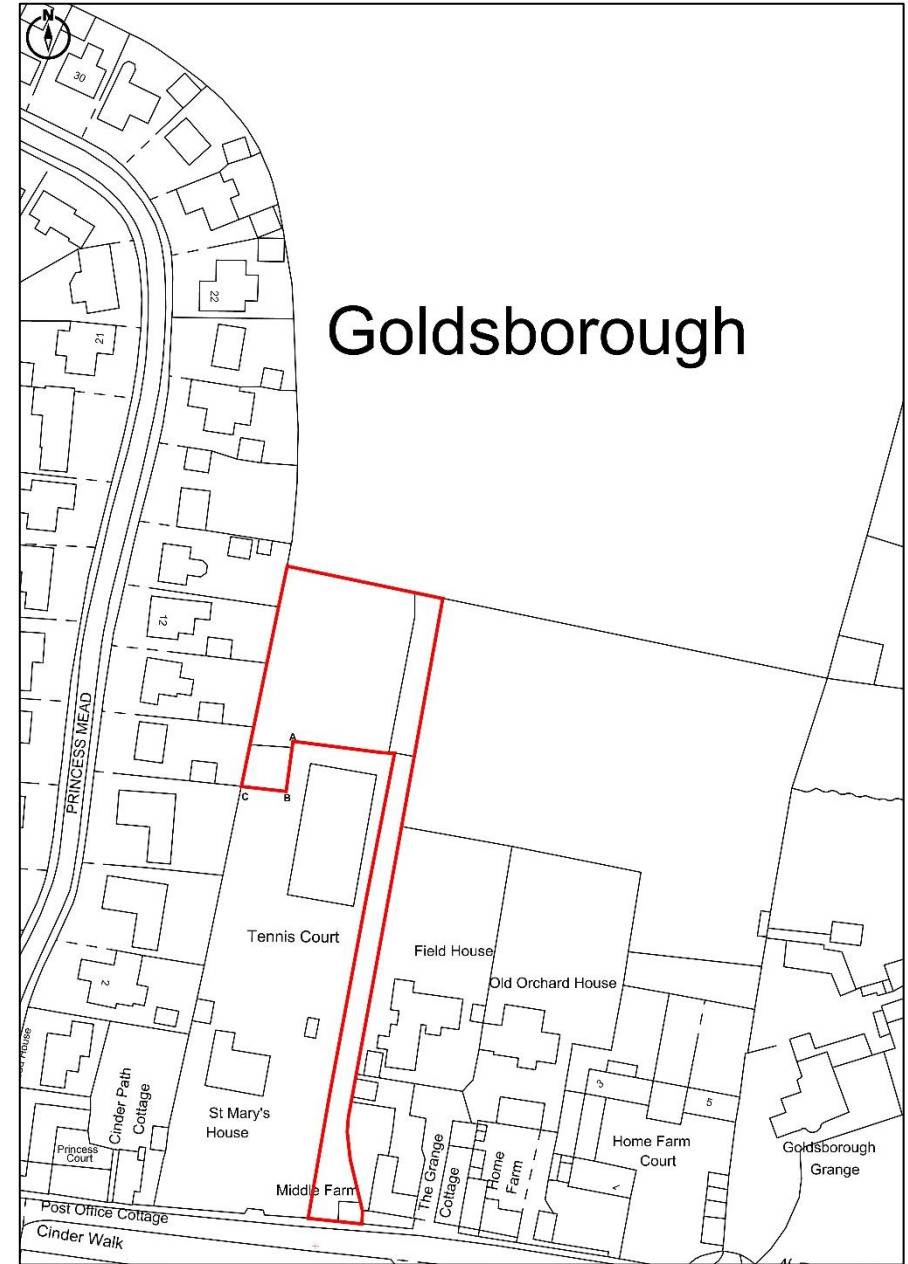
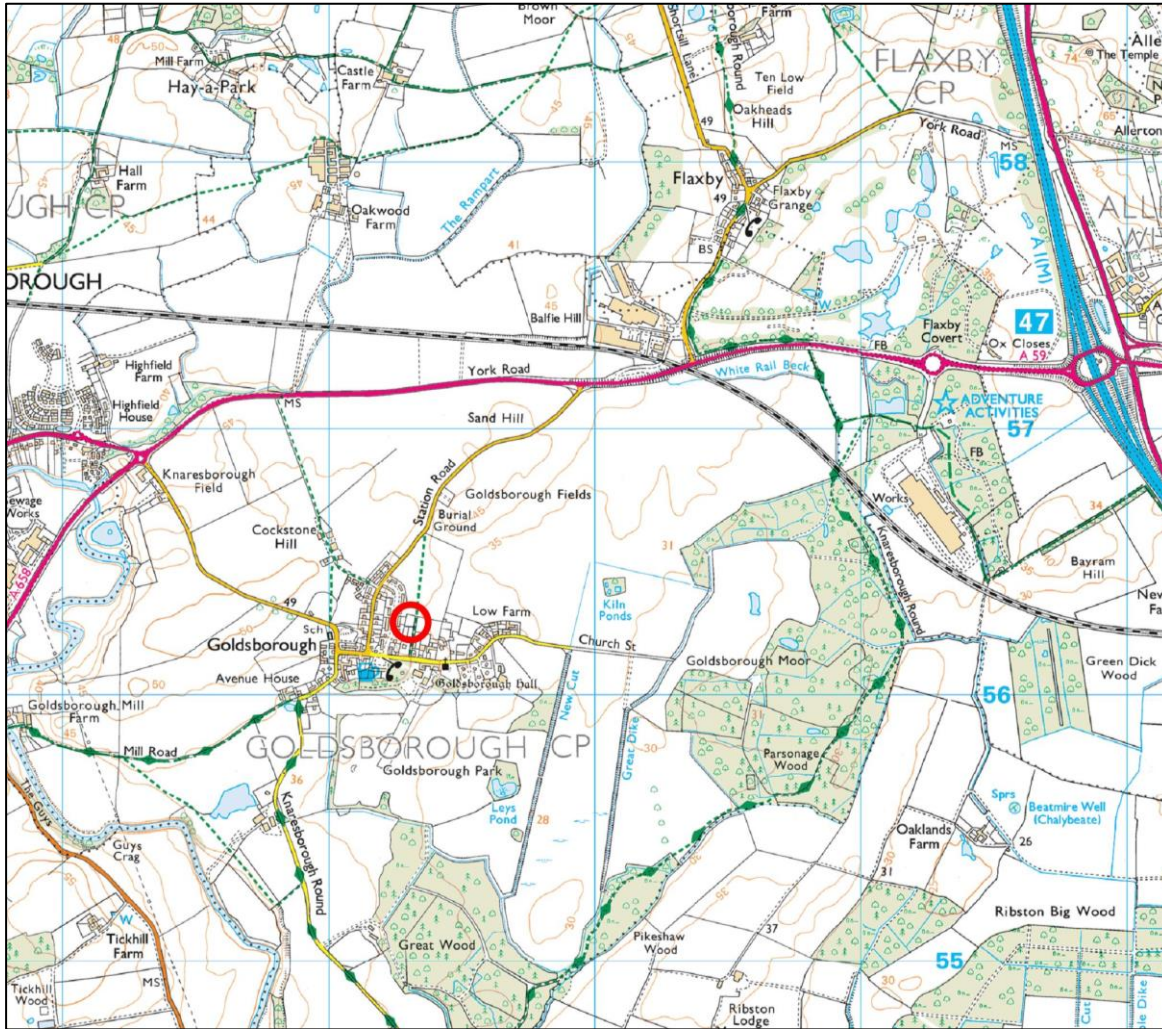
Directions

Leave Knaresborough on the A59 along York Road. At the roundabout take the second exit sign posted Goldsborough. Head into the heart of the village, passing the Bay Horse pub on your right hand side and the access to the paddock is approximately 150 metres further on, on your left hand side.

Important Notice

If you have downloaded these particulars from our website or third party website, please also register your interest with our office.

August 2024.



Goldsborough



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