



PRODUCTIVE GRASSLAND

4.03 ACRES (1.63 HA) APPROX.

LAND AT NESS LANE, TOCKWITH

YORK, NORTH YORKSHIRE YO26 7QL

A GOOD OPPORTUNITY TO ACQUIRE A RING FENCED PARCEL OF PRODUCTIVE GRASSLAND WITH DIRECT ROADSIDE ACCESS AND WITHIN EASY REACH OF TOCKWITH VILLAGE.

THE LAND HAS RECENTLY BEEN SOWN TO GRASS AND IN PART FENCED BY THE VENDOR. THE LAND WOULD LEND ITSELF TO EQUINE OR OTHER AMENITY USES, SUBJECT TO OBTAINING THE NECESSARY CONSENTS.

THE LAND ALSO BENEFITS FROM A BECKSIDE WATER SUPPLY FROM WHICH A PASTURE PUMP COULD BE FITTED.

OFFERS IN EXCESS OF: £65,000

FOR SALE BY PRIVATE TREATY



LOCATION

The land lies on Ness Lane, approximately ½ mile from Tockwith Village, 10 miles west of York, 13 miles east of Harrogate and 7 miles north east of Wetherby. The land lies around 16 meters above sea level and enjoys a secluded yet well connected location with road frontage on to Ness Lane.

DESCRIPTION

The land extends in total to approximately 4.03 acres (1.63 ha) and has recently been sown to grass having been in an arable rotation. The land has in part been recently fenced with stockproof fencing as well as mature boundary hedges.

The land is classed as Grade 2/3 and is best described as loamy clay suited to grassland and arable production.

BASIC PAYMENT SCHEME

The eligible farmland has been registered on the RLR maps the Basic Payment Scheme entitlements for the land are available by separate negotiation.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme

SERVICES

There are no services connected to the property however services are available within the locality.

Notwithstanding the above the beck at the north west end of the property could offer livestock drinking water.

ADDITIONAL INFORMATION

DIRECTIONS

From the A59 Whixley crossroads take the right-hand turn for Cattal, proceed for a further 1 ½ miles crossing a level crossing and driving through Cattal village taking a sharp right. On leaving the village take a left turn over a bridge signposted towards Tockwith, proceed for another ¾ mile to the crossroad and turn left, proceed for 1 mile in to Tockwith Village before turning left again on to Ness Lane, after ½ mile the land will be identified by a Lister Haigh For Sale Board.

MINERAL RIGHTS

The mineral rights are included in the sale.

SPORTING RIGHTS

The sporting rights are included in the sale.

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.

NITRATE VULNERABLE ZONES

The land lies within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Harrogate Borough Council, St Luke's Avenue, Harrogate, HG1 2AE.

Tel: 01423 500600 www.harrogate.gov.uk

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.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Andrew Hardcastle (Knaresborough Office) on **01423 860322**

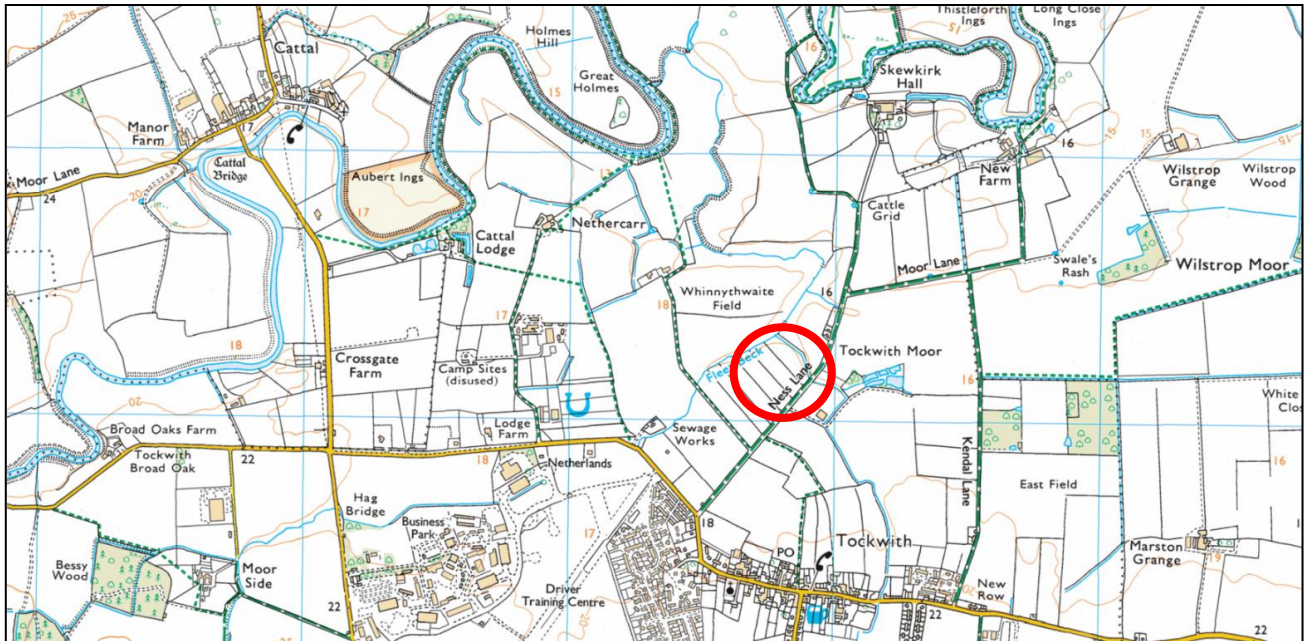
John Haigh (Knaresborough Office) on **01423 860322**

Will Foyle (Knaresborough Office) on **01423 860322**

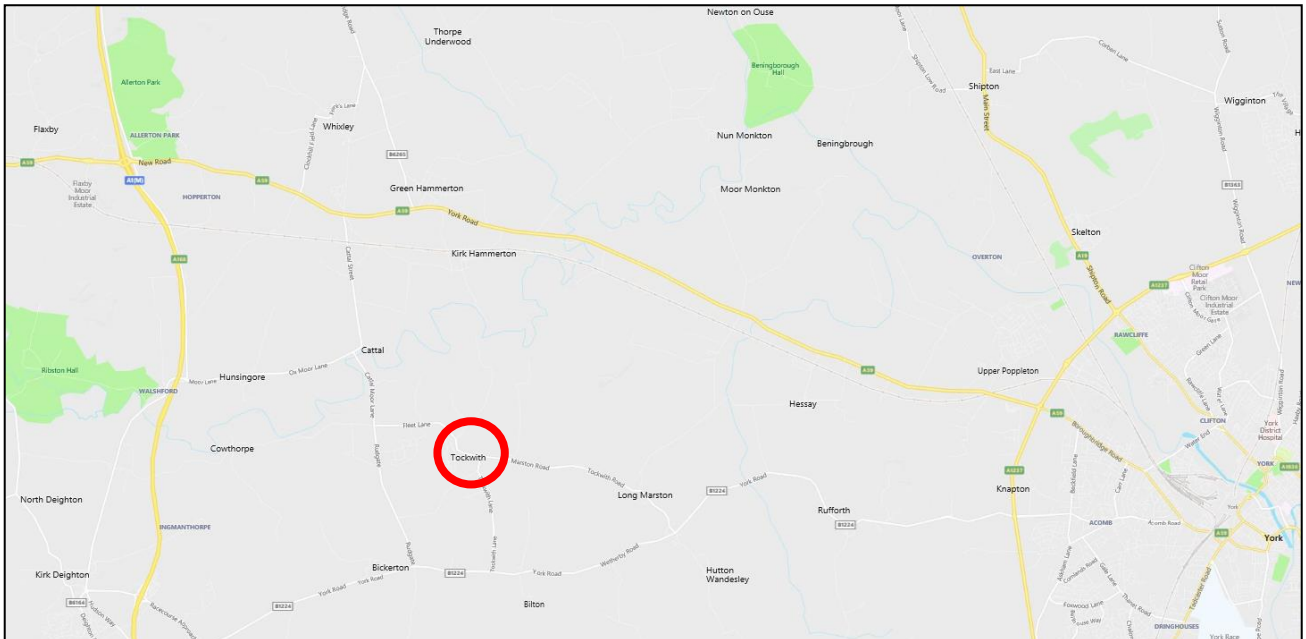
LISTER HAIGH AGRICULTURAL SERVICES

Our team of Chartered Surveyors can carry out the following:

- Valuations
- Compensation Claims
- Stewardship & Grant Schemes
- Contract & Share Farming Arrangements
- Planning



Location Plans – Not To Scale For Identification Purposes Only



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 03/7/19

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS