



PRODUCTIVE GRASSLAND

18.04 ACRES (7.30 HA) APPROX

**PARK LANE, SPOFFORTH, HARROGATE,
NORTH YORKSHIRE HG3 1BY**

A BLOCK OF PRODUCTIVE MEADOW GRASSLAND
WITH A RELIABLE WATER SUPPLY AND LIVESTOCK
HANDLING AREA.

PRICE GUIDE: £150,000

FOR SALE BY PRIVATE TREATY



LOCATION

The land is located within the picturesque Crimple Valley overlooking Park Beck and Spofforth golf course. The land lies approximately ½ mile to the west of the village of Spofforth, 4 miles to the south east of Harrogate and 3 miles north west of Wetherby.

DESCRIPTION

A ring fenced block of productive grassland with the benefit of stream fed water. The land is well fenced with mature boundary hedges and wire fence. The land slopes gently away from the Park Lane down to Park Beck where stream fed water is available. The property also includes a substantial livestock handling area located at the entrance.

GENERAL MATTERS

ACCESS

The land has access to the Park Lane via Low Lane. Park Lane is understood to be an adopted Highway.

TENURE & OCCUPATION

The land is sold Freehold subject to a grazing licence which runs until 31st March 2011. Vacant possession will be available on 1st April 2011.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way, both public and private, whether mentioned in these particular or not, which may affect the property.

RESTRICTIVE COVENANTS

The land is sold subject to and with the benefit of all restrictive covenants both public and private, whether mentioned in these particulars or not.

MINERAL & SPORTING RIGHTS

The mineral and sporting rights are included in the sale so far as they are owned or exist.

SINGLE PAYMENT SCHEME

The land is registered under the RPA Rural Land Register and Single Payment Scheme. SPS Entitlements relating to the land are included with the sale, the details of these entitlements are set out below.

7.28 ha Entitlements with a unit value of €323.78/ha
Figures based on 2008 Entitlement Statement.

The purchaser will be required to contribute a sum of £150 + vat per transfer towards the cost of transferring the Single Payment Entitlements. All transfers to be undertaken by Lister Haigh.

ENVIRONMENTAL STEWARDSHIP

It is understood that the land is entered into the Entry Level Stewardship Scheme. The purchaser will be required to continue the obligations of this scheme and this agreement will be transfer to the purchaser upon completion.

DIRECTIONS

From Harrogate proceed on the A661 towards Wetherby, straight over at the roundabout with the bypass (A658) and continue on the road into Spofforth. On entering the village turn left at the mini roundabout and continue on this road for a further 250m before turning right on to Park Lane. Proceed on Park Lane for a further 600m before turning right onto Low Lane, (N.B. Low Lane is a narrow single track which is unsuitable for low motor vehicles) continue for a further 500m and the land is located on the right hand side marked by a Lister Haigh For Sale board.

SERVICES

Stream fed water is available from Park Beck which we are advised is a reliable source of water.

PLANS & AREAS

The plans used in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the title documents

VIEWING

Strictly by appointment with the agents: Lister Haigh (Knaresborough) Limited. Tel: 01423 860322

VENDORS SOLICITORS

Messrs Bromet & Sons, Kirkgate House, Tadcaster LS24 9AD

LOCAL AUTHORITY

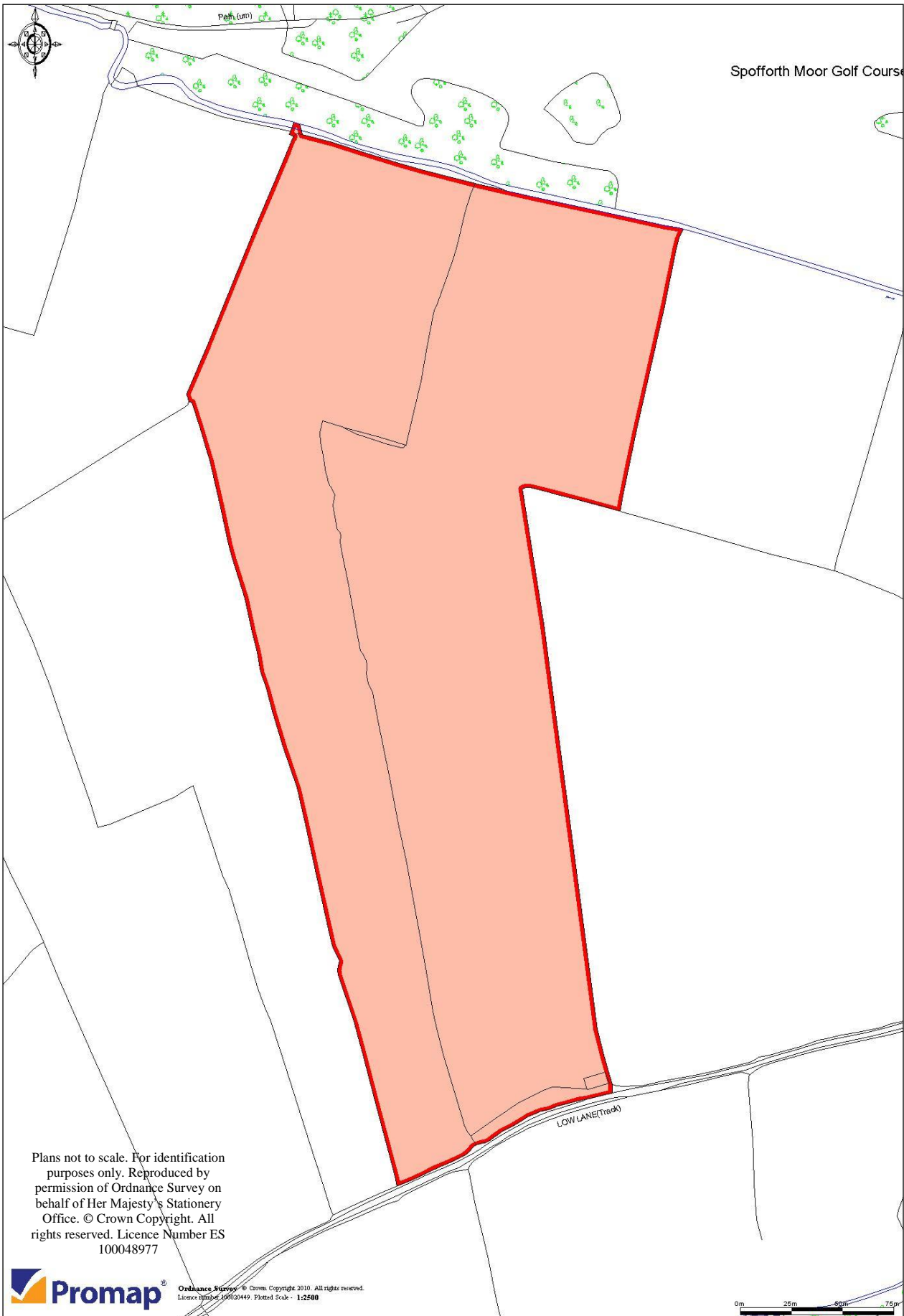
Harrogate Borough Council, Crescent Gardens, Council Offices, Harrogate. HG1 2SG Tel: 01423 500600.
www.harrogate.gov.uk

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.

IMPORTANT NOTE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure you are kept up to date with 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:

Paul Johnston (Boroughbridge Office) on **01423 322382**

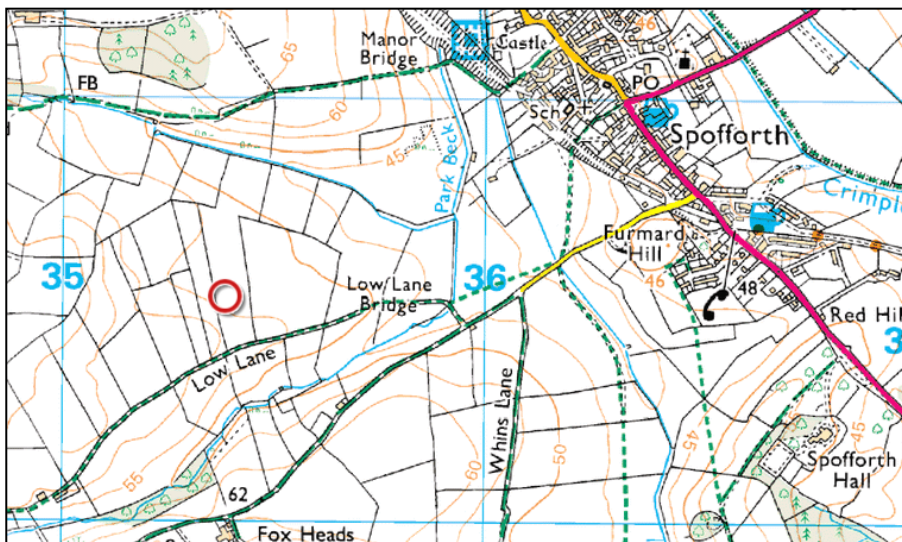
Richard Lister (Harrogate Office) on **01423 730700**

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

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



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PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

Brochure Produced 19/7/2010

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