



## **6.29 acres(2.546 Ha) VALUABLE GRASSLAND**

**LONG SWALES LANE, KIRKBY MALZEARD  
RIPON**

**A VALUABLE GRASS FIELD LYING JUST TO THE NORTH OF THE  
VILLAGE OF KIRKBY MALZEARD WITH A WOODEN STABLE  
AND A NATURAL WATER SUPPLY**

**PRICE GUIDE: £65,000**

**FOR SALE BY PRIVATE TREATY**

## LOCATION

The Land is located just to the north of the village of Kirkby Malzeard with frontage to Long Swales Lane.

## DESCRIPTION

This is a Valuable Grass Field lying just to the north of the village of Kirkby Malzeard and having the added advantage of adjoining a number of residential properties within the village.

There is a wooden stable at the southern end of the land and a natural water supply in the north east area of the field adjoining Long Swales Lane.

## DIRECTIONS

Take the Kirkby Malzeard road out of Ripon and continue along this road into the Village of Kirkby Malzeard. Upon entering the Village, proceed up the main village street passing the Mechanics Institute on the right hand side, then take the first turning on the right hand side, down Long Swales Lane and the field will be found on the right hand side being identified by the Lister Haigh **'For Sale'** board.

## VIEWING

Strictly by appointment with the Agents, Lister Haigh **01423-322382**

## PLANS AND AREAS

The Plans used in these particulars are for identification purposes only.

All boundaries, dimensions and areas are approximate and are subject to verification within the Title document.

## SINGLE FARM PAYMENT

No entitlements to the Single Farm Payment are included in the Sale.

## WAYLEAVES & EASEMENTS

The property is sold subject to, with the benefit of, all Wayleaves and Easements both public and private whether mentioned in these particulars or not.

## TENURE & OCCUPATION

We understand that the Land is Freehold. Vacant possession will be given on **1<sup>st</sup> November 2011** after the expiration of the current Grazing Letting.

## ACCESS & RIGHTS OF WAY

The Land is sold subject to, with the benefit of, all Rights of Way both public and private whether mentioned in these particulars or not. Access is from Long Swales Lane.

## RESTRICTIVE COVENANTS

The Land is sold subject to a Restrictive Covenant that the Land can only be used for the purposes of Agriculture and Equestrian Use for a period of **30 years** from the date of the Sale Contract.

## LOCAL AUTHORITY

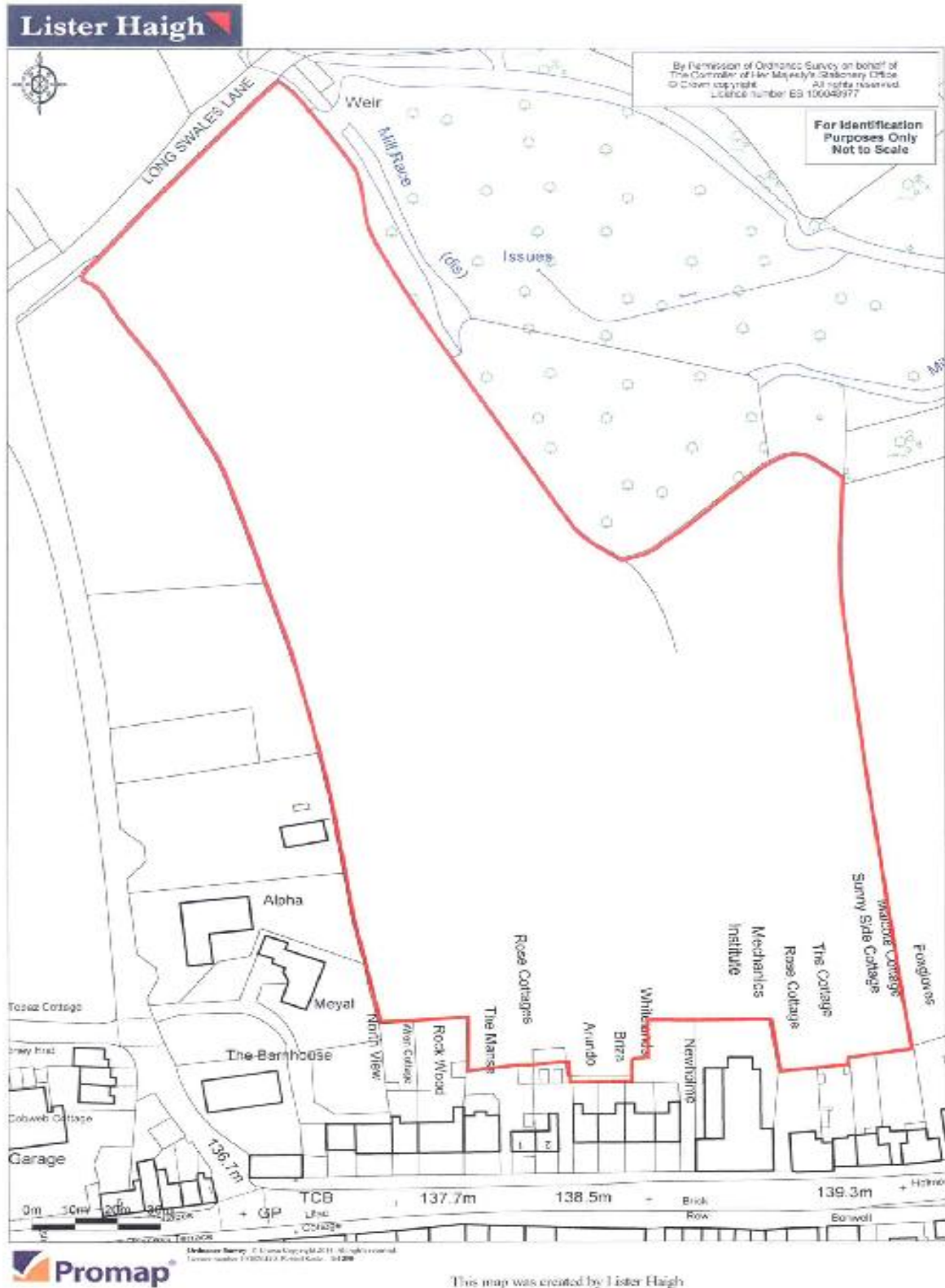
Harrogate Borough Council  
Council Office  
Crescent Garden  
Harrogate HG1 2SG  
Telephone: 01423-500600

## METHOD OF SALE

This Land is offered For Sale by Private Treaty although the Vendor reserves the right to conclude the sale by any other method.

## IMPORTANT NOTE

If you have downloaded these particulars from our website, you must contact our Office to register your interest to ensure that 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.



## 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:

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