



Offers Invited

- 4.74 acres
- Grazing/amenity land
- Village location
- Predominately level land

4.74 Acres Off Boroughbridge Road, Bishop Monkton, Harrogate,

An excellent opportunity to acquire a versatile parcel of grazing/amenity land located within the sought after village of Bishop Monkton.



4.74 Acres Off Boroughbridge Road, Bishop Monkton, Harrogate, HG3 3QN

Harrogate 10 miles, Ripon 4 miles, Leeds 25 miles

(all distances approximate)

General remarks

An excellent opportunity to acquire a versatile parcel of grazing/amenity land located within the sought after village of Bishop Monkton.

The land is bounded by mature vegetation, with fencing in places and stone wall along the highway boundary. The land has mains water and in respect of all other services, it is understood that these are available in the locality.

The sits within the village between residential development with good access from the public highway, Boroughbridge Road.

The land is currently used for grazing and ideally suited for livestock, equine use, or as amenity land, subject to the necessary consents.

Directions

From Harrogate follow the A61 north towards Ripon, after approximately 8 miles turn right onto Moor Road. At the next cross roads in the village of Bishop Monkton, head straight over onto Hungate after approximately ¼ of a mile the property is located on the left hand side, identified by the Lister Haigh For Sale Board. From Ripon leave the Ripon Bypass onto Knaresborough Road after approximately 2.5 miles you have entered the village of Bishop Monkton and turn left onto Hungate, after approximately ¼ of a mile the property is located on the left hand side.

what3words: dormant.recur.manages

Local Authority

- North Yorkshire Council (Harrogate Area)

Tenure & Services

- Freehold
- Mains water
- Other utilities in the locality

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

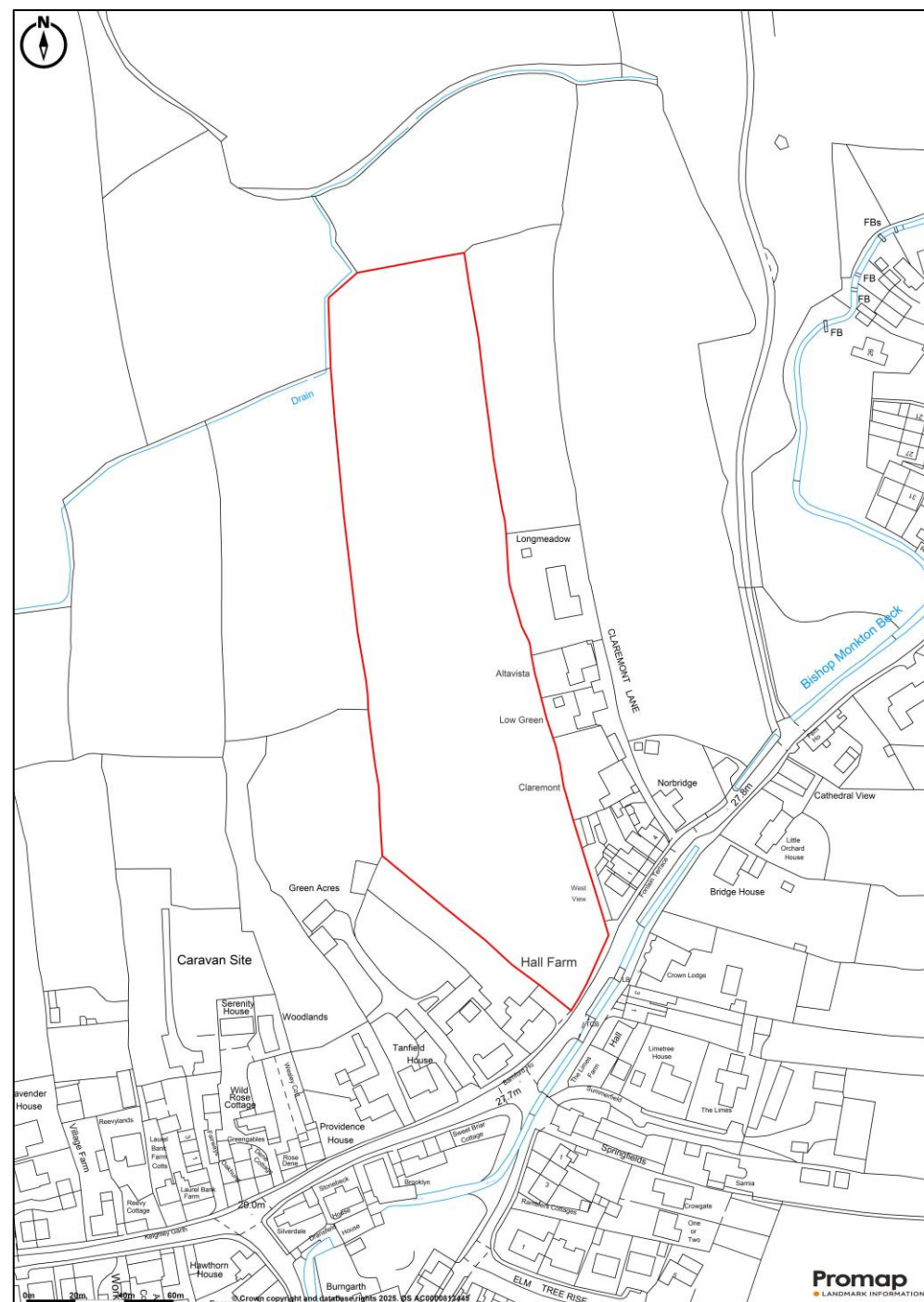
Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Lister Haigh Ref: LHD250005



Location Plan



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