



Guide Price £95,000

- 15.93 acres (6.45ha)
- Woodland/Amenity land
- Shooting Rights
- Spectacular views

Woodland Lying South of Far High, Westcliffe, Bewerley, Harrogate,



Woodland Lying South of Far High, Westcliffe, Beverley, Harrogate, North Yorkshire,

Harrogate 15 miles, Skipton 18 miles, Leeds 26 miles (all distances approximate)

The woodland offers an excellent opportunity for someone to purchase an unspoilt part of Nidderdale, and with its cleared and levelled area enjoying spectacular views down the Nidderdale valley.

At the access point to the land there is a reasonably level area which could accommodate a variety of leisure/amenity uses (subject to the necessary planning consents).

A public footpath runs through part of the land close to the **southern boundary**. The property is within the West Nidderdale, Barden and Blubberhouses Moors (SSSI).



Directions

Leave Harrogate on the A61 (Ripon Road) heading north. At the second roundabout at Ripley take the B6165 towards Pateley Bridge. Just before Pateley Bridge turn left into Glasshouses and just after going over the River Nidd, turn right. At the next junction (Nought Bank Road), turn left and proceed for approximately ½ a mile. The woodland is located on your left hand side and identified by the Lister Haigh "For Sale" board.

what3words: vocals.fingertip.lasted

Viewing

By appointment only with the selling agents

Local Authority

- North Yorkshire Council (Harrogate Area)

Tenure

- Freehold

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 £34.20 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.

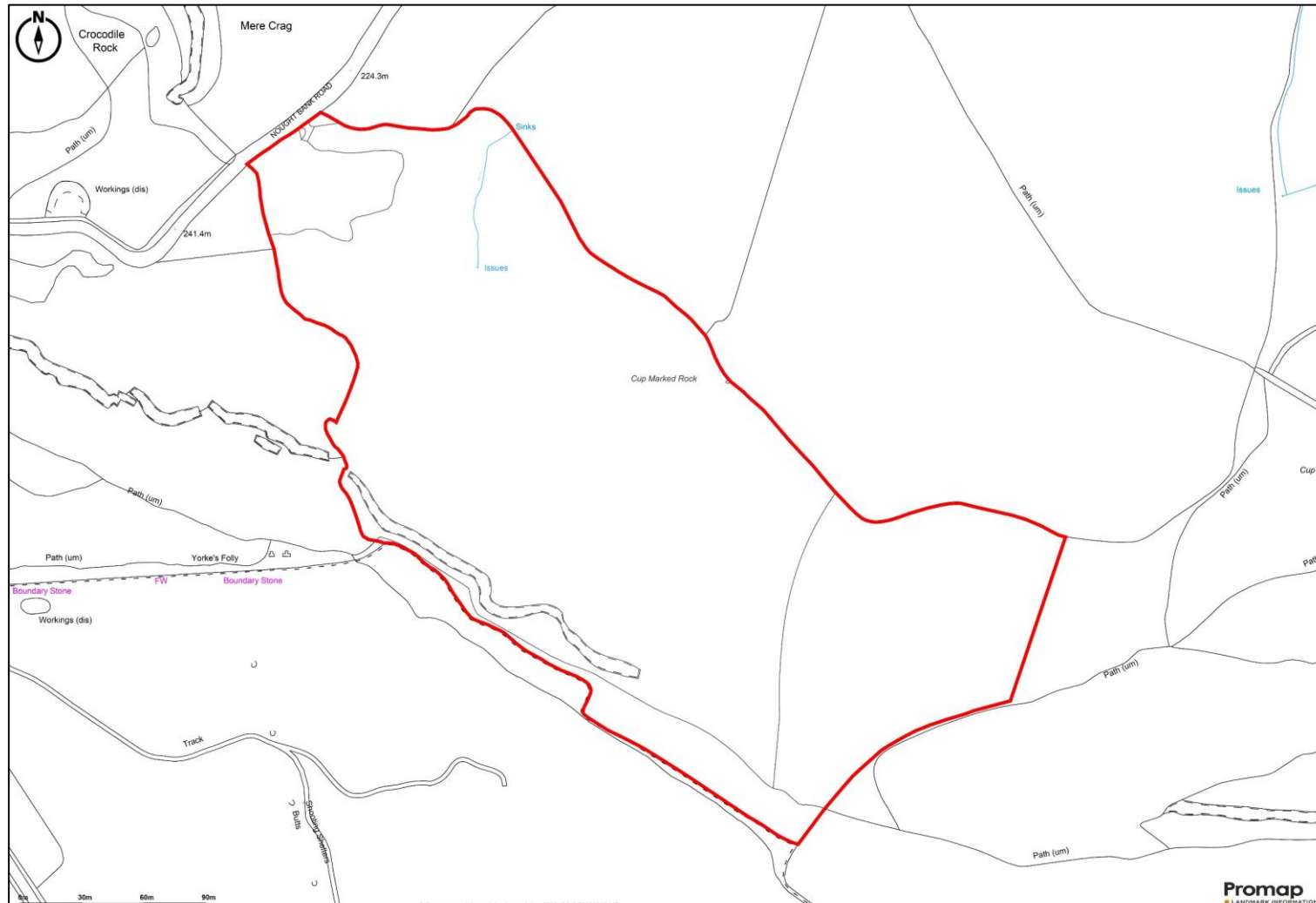
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260053



Site Plan



Disclaimer Lister Haigh is a trading name of Dacre son & Hartley Ltd 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Lister Haigh's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Lister Haigh is a registered trademark.

Contact us



01423 860322



sales@listerhaigh.co.uk