Lister Haigh

EST. 1919

- Rural Consultants
- Land & Development
- Equestrian & Leisure
- Architectural



Lot 1 – 3.57 acres (1.44 Ha):

Guide Price £55,000

Lot 2 – 2.90 acres (1.17 Ha):

Guide Price £45,000

- Convenient Village Location
- Suitable for Equestrian Use
- Road Frontage
- Potential Amenity Land

Land off Westfield Lane, Arkendale, Knaresborough, North Yorkshire, HG5 0QR

Two conveniently located versatile arable fields lying to the north of Arkendale with road frontage and separate access to each parcel.

listerhaigh.co.uk







Land off Westfield Lane, Arkendale, Knaresborough, North Yorkshire, HG5 0QR

Boroughbridge 4 miles, Harrogate 8 miles, York 17 miles
(all distances approximate)

General remarks

An excellent opportunity to acquire approx. 6.47 acres split between two separate lots, situated in an accessible village setting.

The land is classified as Grade 3 with soilscapes describing it as freely draining, slightly acid, loamy soils.

It has historically been in arable production, however the vendor is happy to sow it to grass in the Spring if it is the purchaser's preference.



Directions

Travelling north on the A168 from Walshford, approx. 1km past Rabbit Hill Business Park, take the left turn down Marton Lane, signposted for Arkendale. Continue down Marton Lane, following it round the sharp right-hand bend into the village. As you enter the village take the first right turn, before the Blue Bell Inn, onto Westfield Lane. Follow this road approx. 400m and the fields are on your left.

Lot 2 is the first of the two fields on the left-hand side, nearest the village. A Lister Haigh For Sale board identifies the gateway from Westfield Lane into this parcel. Lot 1 is the field located after the group of trees on the left-hand roadside, further along Westfield Lane. Lot 1 is identified by another Lister Haigh For Sale board at the gateway.

Lot 1 Gateway - what3words: sapping.widen.matchbox
Lot 2 Gateway - what3words: dissolves.bristle.elevates

Local Authority

North Yorkshire County Council – Harrogate area
Civic Centre, St Lukes Avenue, Harrogate, HG1 2AE
Tel: 0300 131 2 131 - www.northyorks.gov.uk

Tenure & Occupation

The property is sold freehold and vacant possession will be available upon completion of the sale.

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.

Wayleaves, Easements & Rights of Way

The property is sold subject to all rights of way, public and private, which may affect the property.

There will be a restriction on Lot 1 for there to be no buildings erected on the striped area of the location plan without the vendor's consent. This is to preserve the rural view from their dwelling.

Environmental Schemes

The land is not currently subject to any Environmental Schemes.

Nitrate Vulnerable Zone (NVZ)

The land does lie within an NVZ.

Sporting & Mineral Rights

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

Services

We are not aware of any services connected to the land.

Cropping

Harvest Year	Crop
2022	Winter Barley
2023	Winter Beans
2024	1st Winter Wheat
2025	2nd Winter Wheat
2026 (current crop)	Stubble

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Viewing

The land may be viewed on foot at any reasonable time during daylight hours, whilst in possession of these particulars but only having previously notified the agent's office.

Agent Contacts

For further information please contact:
Catherine Johnston MRICS FAAV or James Neilson-Clark Bsc (Hons) on 01423 860322 or by email.
catherinejohnston@listerhaigh.co.uk
jamesneilsonclark@listerhaigh.co.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

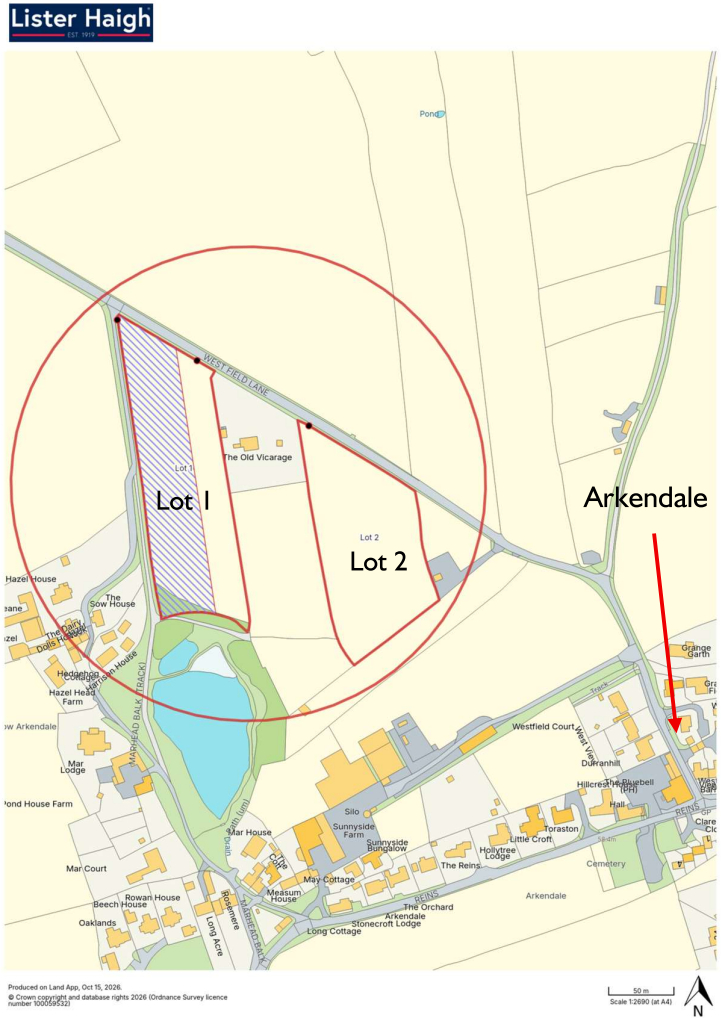
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

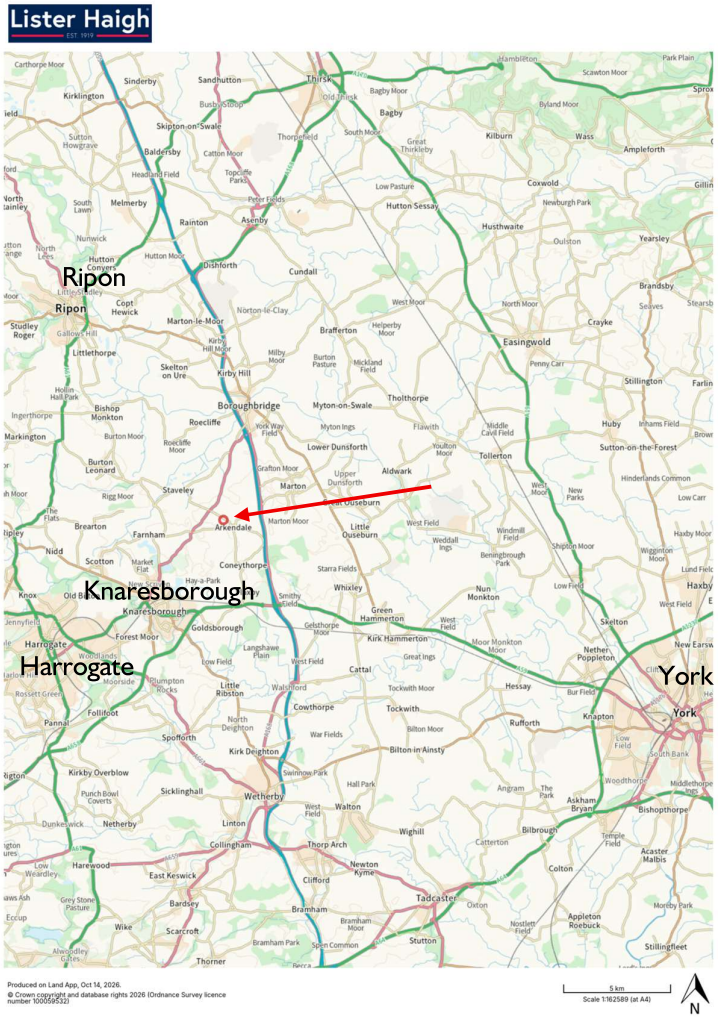
Referral fees

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: LHH260101

Location Plans





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

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