



Guide Price £185,000
(As a Whole)

- Grazing/Amenity Land
- Previous Equestrian Use
- Convenient Village Location
- Mains water supplies

- Lot 1 – 5.16 acres (2.09 Ha)

Guide Price: £70,000

- Lot 2 – 8.05 acres (3.26 Ha)

Guide Price: £115,000

13.21 Acres (5.35 Ha), Ings Road, Lower Dunsforth, York, YO26 9SU

Two conveniently located parcels of grassland lying to the east of the village with road frontage and separate access to each parcel. Available as a Whole or in 2 Lots

Lot 1



Lot 1



Lot 2



13.21 (5.35 Ha) Acres Off Ings Road, Lower Dunsforth, York, YO26 9SU

Boroughbridge 4 miles, Harrogate 12 miles, York 16 miles
(all distances approximate)

General remarks

A fantastic opportunity to acquire approx. 13.21 acres of grassland in two parcels, comprising 5.16 acres and 8.05 acres, in a convenient village location.

Both parcels benefit from roadside access, mature hedgerow boundaries with fencing stockproof for cattle and separate mains water supplies, with Lot 2 having pipework to different locations. The land is currently grazed as a whole, with cattle, and there is currently a gate between the lots.

Lot 2 was previously used for equestrian purposes and has some post and wire fencing subdividing it into separate paddocks. It also includes a two-bay field shelter, which would benefit from improvement (pictured to the right).



Directions

Travelling north on the B6265 from the A59 towards Boroughbridge, take the right hand turn down Hunday Field Road, signposted for Lower Dunsforth. Continue along Hunday Field Road towards the village, where it becomes Mary Lane, and follow the road as it bends right into the village. At the end of the village, immediately after passing St Mary's Church, take the slight left turn onto Ings Road, rather than following the right bend onto Beck Closes Road.

Lot 1 is the second field on the right-hand side along Ings Road and is identified by a Lister Haigh For Sale board at the gateway. Lot 2 is situated further along Ings Road. Follow the road around to the right and a further Lister Haigh For Sale board identifies the first gateway on the right-hand side of the two gateways to this parcel from Ings Road.

Lot 1 gateway – what3words: moving.chatted.producers

Lot 2 gateway – what3words: expanded.professed.erupt

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

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.

Tenure & Occupation

The property is sold freehold and vacant possession will be available after 31 October 2026 upon completion of the sale.

Wayleaves, Easements & Rights of Way

There is a wayleave for a pole and an electricity line which runs across the south-western corner of Lot 1.

Restrictive Covenants

Lot 2 is subject to a restrictive covenant from North Yorkshire County Council for 70% of any uplift in value from planning permission gained except for agricultural, horticultural or equestrian purposes. The covenant is for 30 years from 13 December 2002.

Nitrate Vulnerable Zone (NVZ)

The land lies within an NVZ.

Sporting & Mineral Rights

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

Services

Both lots benefit from a mains water supply. Installation of a sub-meter will be required for the water supply to Lot 1, as that supply currently serves Lot 1 and the field north of Ings Road, formerly part of the same Title.

Environmental Schemes

The land is not currently subject to any Environmental Schemes.

Flooding

The land lies outside the village flood bank. 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

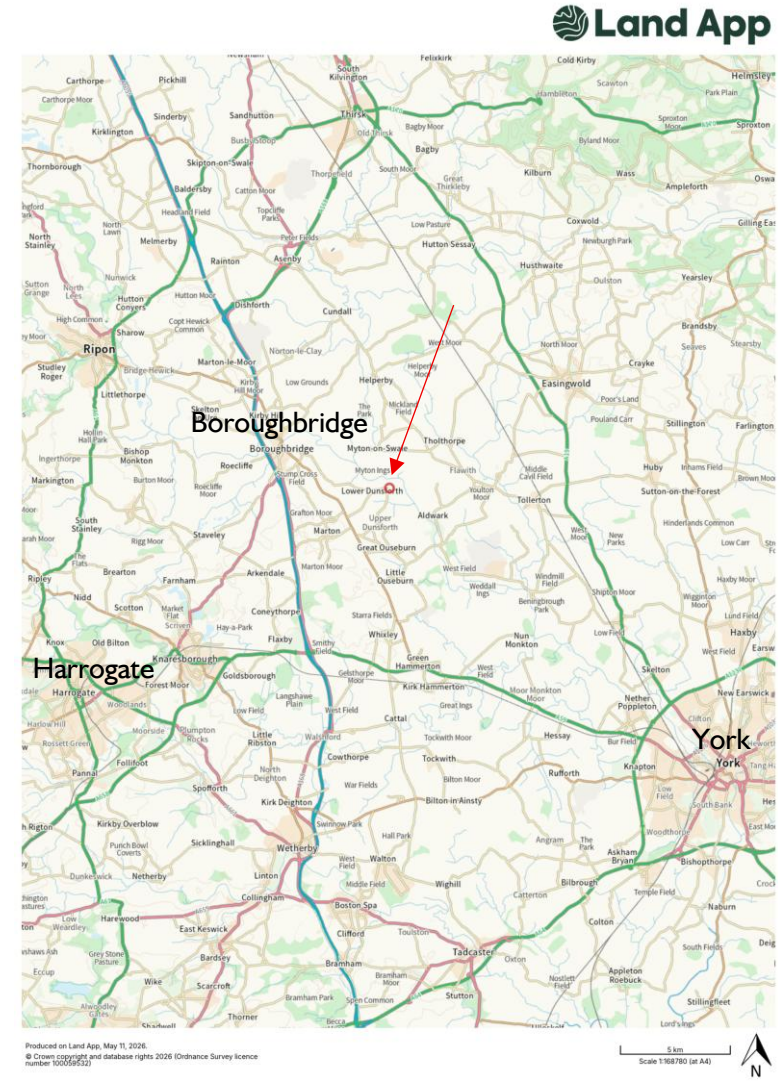
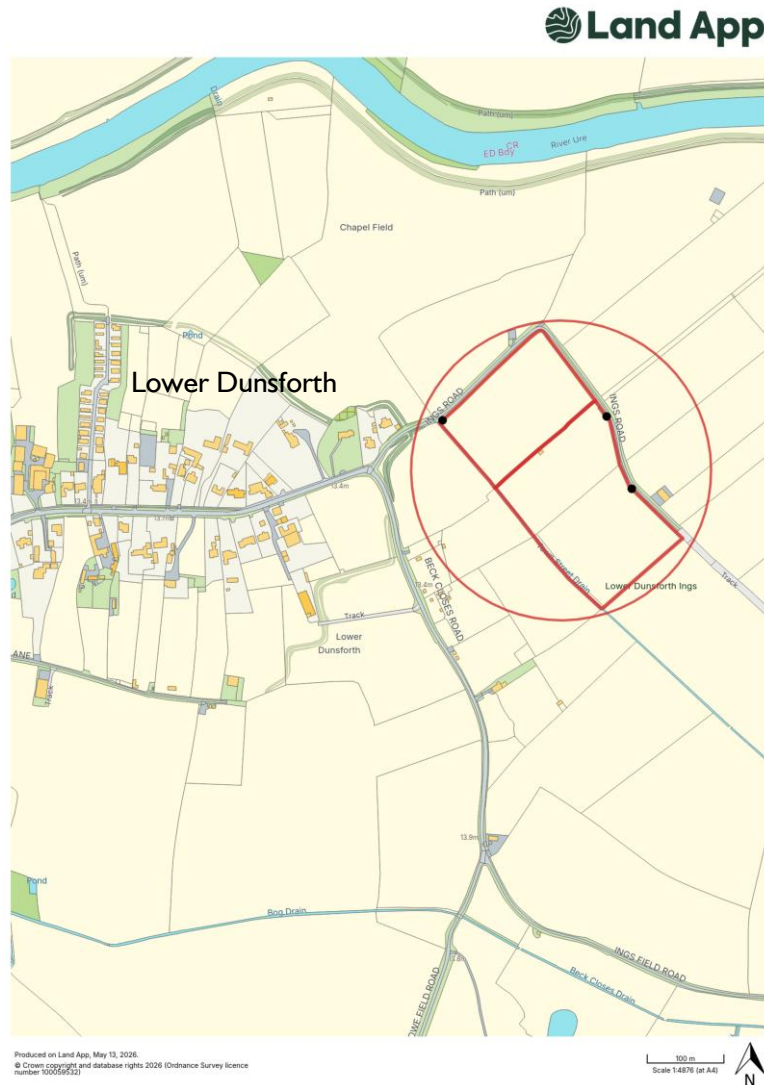
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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: LHH260042

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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