



Guide Price £125,000

- 4.54 acres (1.84 hectares)
- 45' x 24' Building (with 4 stables)
- 24' x 18' Hay barn
- 24' x 13' Field Shelter
- Mains Water
- Mains Electric

4.54 Acres Land & Stables, Off Beck Closes Road, Lower Dunsforth, York, YO26 9SU

4.54 acres (1.84 ha), barn housing 4 stables and feed room, log store and field shelter lying to the east of the village.



4.54 Acres Land & Stables, Off Beck Closes Road, Lower Dunsforth, York

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

General remarks

An excellent opportunity to acquire 4.54 acres of grazing/amenity land, with barn and field shelter, located close to the village of Lower Dunsforth

The land is bounded by mature vegetation and has been fenced off into two paddocks.

There is a 45' x 24' portal framed building housing 4 stables and feed room, a log/covered store, a 24' x 18' hay barn and 24' x 13' field shelter.

The land is accessed off Beck Closes Road and is ideally suited for, equine use, grazing livestock or as amenity land, subject to the necessary consents.



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 follow the road round to the right and the land is approximately 0.25 mile on the left hand side.

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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 & Services

- Freehold with vacant possession upon completion of the sale.
- Mains Water
- Mains Electric

Viewing

Viewing strictly by appointment only with the selling agents

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.

Sporting & Mineral Rights

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

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

Agent's Notes

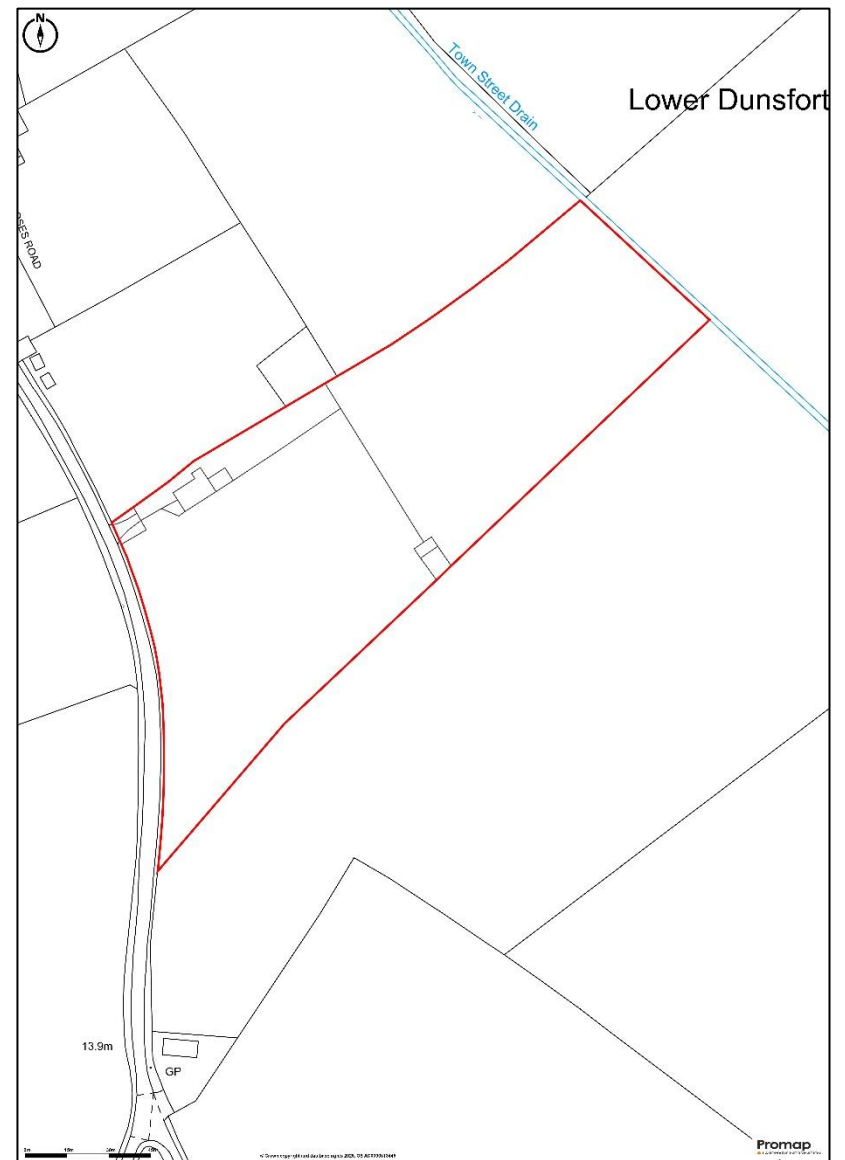
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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.

Lister Haigh Ref: LHH260057





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Contact us



01423 860322



sales@listerhaigh.co.uk