



**Guide Price: £100,000
+ VAT**

- Grazing/Amenity Land
- Good Roadside Access
- Convenient Location
- Level and well-maintained pasture

8.05 Acres, Haggs Road, Follifoot, Harrogate, North Yorkshire, HG3 1EQ

A fantastic opportunity to acquire approximately 8.05 acres (3.26 ha) of Grade 3 land in a convenient location. The land will appeal to commercial farmers, amenity buyers and private investors.



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Wetherby 5 miles, Harrogate 5 miles, Leeds 15 miles (all distances approximate)

General remarks

The land extends to approximately 8.05 acres (3.26 hectares) and comprises productive farmland located to the south of Haggs Road. It is good quality, relatively flat grassland which has formerly been in arable production.

The land is currently cut for hay and does not have stockproof fencing. Soilscape describes the land as "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils".



Directions

From Harrogate, take the A661 towards Wetherby. At the bypass roundabout, take the third exit towards Leeds and Bradford. After approximately 2 miles, turn left signposted Spofforth onto Haggs Road. Continue for around 1 mile; after passing Eden Park, the land can be found on the right-hand side, identified by a Lister Haigh For Sale board.

what3words: ///drifter.wicket.extensive

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 upon completion of the sale.

Wayleaves, Easements & Rights of Way

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

Sporting & Mineral Rights

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

Value Added Tax

The land is opted to tax for VAT and VAT will be charged on the purchase price, subject to any exemptions available. Purchasers should take their own advice on this issue.

Restrictive Covenants

The land will be subject to the following restrictions: a) Not to use the property for any illegal or immoral use b) Not to use the property for anything other than Agricultural (excluding pigs or poultry) or Equestrian use c) Not to erect any building on the land without the consent of the vendor d) Not to do anything to cause nuisance or disturbance to the adjoining land owners.

Boundary Responsibilities

The southern and eastern boundaries are the responsibility of the adjoining landowners. The northern and western boundaries will become the responsibility of the purchaser. The western boundary includes a gateway, which must be fenced within three months of the completion date. In addition, the field must be enclosed with stockproof fencing before any livestock are introduced.

Nitrate Vulnerable Zone (NVZ)

The land lies within an NVZ.

Environmental Schemes

The land is not currently subject to any Environmental Schemes.

Services

We are unaware of any services on the land.

Flooding

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

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 FAIV or James Neilson-Clark Bsc (Hons) on 01423 860322 or by email.

catherinejohnston@listerhaigh.co.uk

jamesneilsonclark@listerhaigh.co.uk

Agent's Notes

Please note that the vendor is related to an employee of Dacre, Son & Hartley. 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.

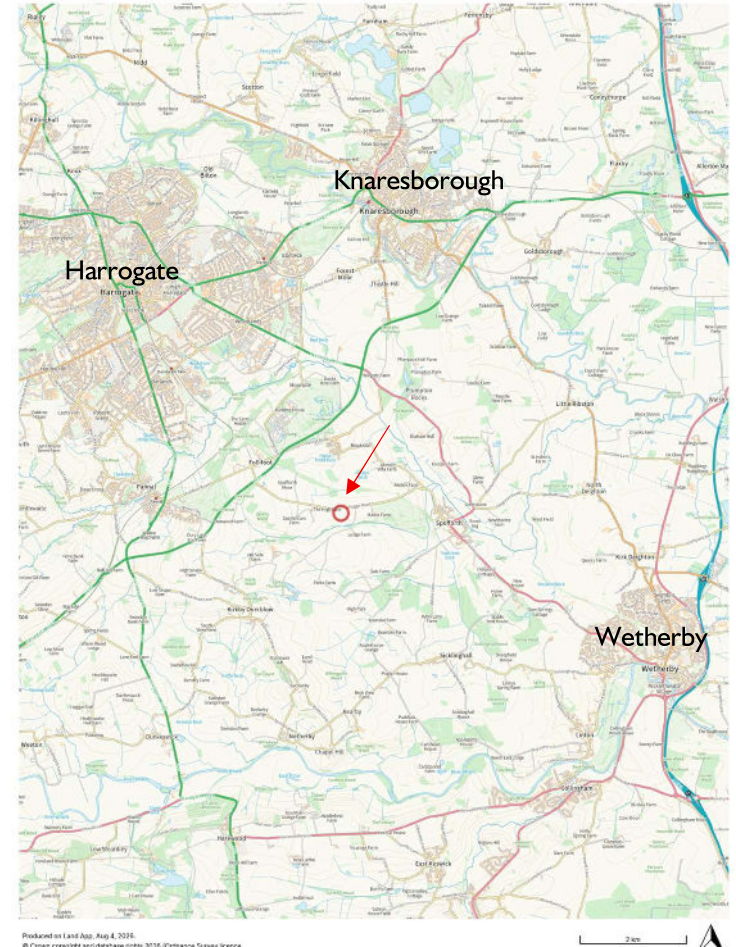
Lister Haigh Ref: LHH260088

Location Plans

Lister Haigh



Lister Haigh



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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