



Land and Buildings at Plompton

Harrogate, North Yorkshire

Carter Jonas



# Land and Buildings at Plompton Knaresborough North Yorkshire HG5 8NA

## An attractive parcel of amenity grassland with buildings, extending to approximately 3.91 acres

The land at Plompton comprises a ring-fenced block of pasture with a range of buildings, extending to approximately 3.91 acres (1.58 ha). There are three farm buildings on the Property with a combined footprint of approximately 2,690 ft<sup>2</sup>.

The Property is understood to be classified as Grade 3 under the Agricultural Land Classification

### Method of Sale

The property is offered for sale as a whole by private treaty.

### Tenure & Possession

The land is offered for sale freehold with vacant possession on completion.

### Services

The property benefits from mains water. There is also a disconnected mains electricity supply to the buildings.

### Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, watercourses and other easements quasi or reputed easements and right of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

### VAT

Any guide prices quoted are exclusive of VAT, if applicable.

### Viewings

Parties are permitted to view the land on foot during reasonable daylight hours whilst in possession of these sale particulars. Please inform Carter Jonas that you intend to view the land - 01423 707835.

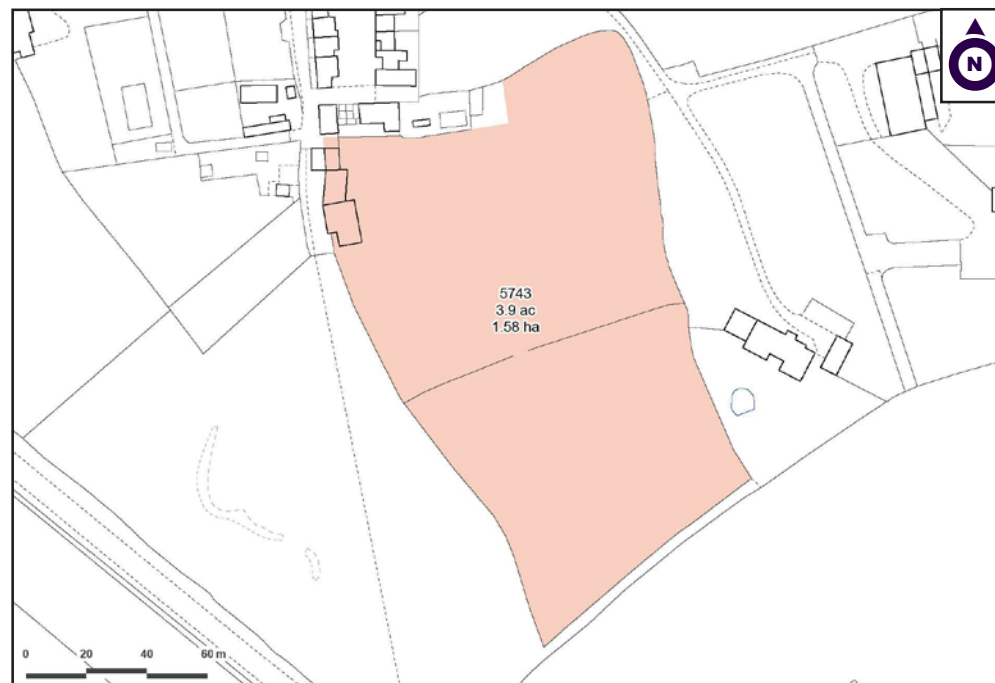
Please take care when inspecting the property and be as vigilant as possible for your own personal safety.

### Directions

From Harrogate, proceed southeast on Wetherby Road, past the showground. At the roundabout, take the second exit onto Harrogate Road (A661). Continue on Harrogate Road for approximately 0.6 miles then turn left towards Plompton. Keep right on this road taking the gravel south of Plompton Square. The entrance to the property is approximately 80m down this track on your left.



/// paddocks.yoga.coconut



### York

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### Important Information

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