

Thornton Steward, Ripon, North  
Yorkshire HG4 4BQ  
In The Heart of Lower Wensleydale



Robin Jessop

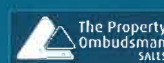


**A SMALL RANGE OF FARM BUILDINGS SET IN 2.12 ACRES APPROX OF GRASS LAND  
BEAUTIFULLY SITUATED ADJACENT TO THORNTON STEWARD RESERVOIR IN LOWER  
WENSLEYDALE**

- 2.12 Acres Approx of Grass Land
- Small Range of Farm Buildings
- Beautifully Located with Superb Views
- Mains Water Supply
- Adjacent to Thornton Steward Reservoir
- Guide Price Range: £50,000 - £60,000



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## Situation

Thornton Steward Village ½ mile, Leyburn 4 miles, Bedale 5 ½ miles, Middleham 4 miles, Masham 7 miles, Ripon 15 miles, A.1 Interchange Junction 51 at Leeming Bar 8 miles (all distances are approximate).

The land stands exceptionally well on the northern side of Thornton Steward, on the eastern side of the minor public highway which leads into the village. It occupies a stunning location overlooking Thornton Steward Reservoir and also enjoys spectacular views to the south over Lower Wensleydale (refer to location plan).

## Description

The property comprises a small range of farm buildings set in 2.12 acres approx. of grass land which is divided into two useful grass paddocks.

The range of farm buildings briefly comprise:-

**Mono-pitched Open Fronted Shed** (4m x 2.1m), timber framed, concrete floor, corrugated iron roof and part side cladding with block wall.

**Mono-pitched Open Fronted Cattle Shed** (6.1m x 6.1m), timber framed, concrete floor, corrugated iron roof and part block wall.

**Tractor Shed** (3.6m x 2.7m), block walls with corrugated iron roof.

**Straw Barn** (6.2m x 4.6m), timber framed, corrugated iron roof, part Yorkshire boarded and stone wall.

**Mono-pitched Open Fronted Lean-To** (4.5m x 3m), timber framed with corrugated iron roof.

This small range of farm buildings is complemented by two handy grass paddocks, both with access onto the minor public highway.

The paddock and the farm buildings have the benefit of a mains water supply.

The whole property is shown edged red on the attached plan.

There is potential for a range of alternative uses including:- equestrian, amenity and environmental such as tree planting (subject to obtaining the necessary consents).

## GENERAL REMARKS & STIPULATIONS

### Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950 or 01969 622800.

We respectfully request that you do **NOT** take any dogs onto the land and keep all gates and doors closed as there may be livestock present.

### Tenure

The land is freehold and vacant possession will be given upon completion.

### Services

There is a mains water supply to the land and buildings. The approximate position of the Yorkshire Water meter is shown marked W on the attached plan.

### Boundaries

The Vendor will only sell such interest (if any) as he has in the boundary walls, fences, ditches, hedges etc and other boundaries separating this land from other land not belonging to him.

## Covenants, Easements & Rights of Way

The land is sold subject to and with the benefit of all rights of way whether public or private, light, water, drainage, sewage, support and easements and to other restrictive covenants, existing drains, water, gas and other pipelines whether mentioned in these particulars or not.

Without prejudice to the foregoing:-

1. It is understood that the land is sold subject to an easement in respect of a Yorkshire Water main which crosses this parcel.
2. It is noteworthy that there are no public or private rights of way which cross this property.

## Sporting Rights & Mineral Rights

The sporting rights and mineral rights are included in the sale as far as they are owned or exist.

## Tenantright Matters

The Vendor will make no claim for tenantright matters and the purchaser(s) will make no claim for dilapidations.

## Basic Payment Scheme

The land has not been previously registered with the Rural Payments Agency. There are therefore no Entitlements included in the sale.

## Environmental Stewardship Scheme

None of the land is in any Environmental Stewardship Scheme.

## Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing.

## Method of Sale

The property is being offered for sale initially by Private Treaty. Although, the Vendor reserves the right to conclude the sale by any other method.

If after viewing the property you are seriously interested in it, then please kindly register your interest with either Robin Jessop FRICS or Mitchell Corney BSc (Hons) or Tim Gower MRICS so that we can keep you informed of how we intend to conclude the sale.

## Important Notice

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest and preferably confirm this in writing to ensure that you are kept informed with regard to the progress of the sale of this property.

## Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility showing their current address.

## USEFUL ADDRESSES

### Vendors Solicitor:-

Messrs Scotts Wright, 34 Market Place, Leyburn, North Yorkshire DL8 5AP – 01969 622227.

Acting Solicitor:- Mr S. Scott. Email: [steve.scott@scottswright.com](mailto:steve.scott@scottswright.com)

### Planning Authority

Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire DL10 4JX – 01748 829100.

