



LAND EAST OF JAMES LANE
Tunstall, North Yorkshire



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TUNSTALL, NORTH YORKSHIRE, DL10 7RF

Tunstall 0.5 miles, Catterick Garrison 0.5 miles, A1 (M) 2.5 miles
(Distances approximate)

**A VERSATILE GRASS Paddock EXTENDING TO 4.66 ACRES
(1.88 HECTARES) WITH PLANNING PERMISSION FOR A STABLE
BLOCK- IDEAL FOR EQUESTRIAN USE.**

- Grass paddock and planning permission granted for stable block
 - Excellent road frontage access
- The land offers significant scope for equestrian, leisure & amenity use



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Situation and Amenities

The land is well located on the periphery of the village of Tunstall with direct road frontage access onto James Lane, approximately 0.5 miles southeast of Catterick Garrison and 2.5 miles west of the A1(M) J52.

Tunstall is a popular village enjoying easy access to various countryside walks. It is located only a few miles from a wide variety of amenities available at Catterick, including supermarkets, national shops, a cinema and various eateries.

The historic market town of Richmond, which is a gateway to the Yorkshire Dales, is only 5 miles away and offers a good range of amenities including national and local retailers, swimming pool, cinema, state and private educational opportunities at both primary and secondary level. There is also superb access to the A1 (M).

Description

A versatile grass paddock extending in total to about 4.66 acres (1.88 hectares) within a single ring-fenced parcel. The land is classified as Grade 3 with slowly permeable clay loam

soils and is bound by a combination of post and wire fencing and mature hedgerows. The land is generally level lying between 135m to 140m above sea level.

Full planning permission has been granted for a stable block consisting of 3 loose boxes, tack room and feed store.

Given its desirable edge of village location and proximity to both Richmond Equestrian Centre and Catterick Saddle Club, it is considered that the land has significant scope for equestrian, leisure and amenity use.

Planning Permission

Planning permission has been granted for the erection of a stable block consisting of 3 loose boxes, tack room and feed store. Planning reference: ZD23/00424/FULL

Overage Provision

The Seller reserves the right to include an overage provision sharing in any uplift in value as a result of change of use to residential or commercial at 30% over the following 30 years.

Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

Tenure

The land is to be sold freehold with vacant possession.

Sporting Rights & Mineral Rights

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

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.



Services

The property has no connection to water or electricity, however we understand they are available on James Lane. None of the service proximity has been checked and prospective purchasers must satisfy themselves as to their availability and capacity.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Viewing and Health & Safety

The land may be viewed during daylight hours on foot, subject to holding a set of the sales particulars at the time of inspection and having first registered with GSC Grays. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

what3words: ///twee.supper.calms

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024

Photographs taken: July 2024