



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Garden Plot to  
Brentville , York, YO61  
4AJ  
Guide Price £250,000

An exceptional opportunity has arisen to `purchase this large garden plot in the much sought after village of High Kilburn. Set in the National Parks, this garden plot does not have any planning permission granted for a dwelling and is being "sold as seen".



## **Property Description**

Set in the National Parks, this garden plot also has a detached double garage included within the sale and the opportunity to acquire further land which is adjoining. We request that this private land not be entered without prior consent from  
Luke Miller & Associates

The conditions of the sale are as follows:

This garden plot is being "sold as seen"

The successful purchaser will be in a cash financial position with no lending requirements.

The vendors solicitor will have all relevant paperwork to enable this sale to be concluded within a specified time frame.

No planning applications are to be put forward for this land during this transactional period of purchase. Should one be submitted to the local council, then the vendor does have full rights to withdraw from sale immediately with no liability of costs.

The land being obtained must be re-fenced to the right-hand boundary and potentially the creation of an entrance for this land and also the vendors property. The fence installed must be agreed with the vendors prior to construction.

The garden area measures approximately 40m x 29m

The garage included within the sale measures 6m x 5.5m approximately and has power.

## **IMPORTANT INFORMATION**

There will be a £10,000 non refundable deposit to be lodged within 24 hours of the memorandum of sale being sent to all parties. This non refundable deposit is held for securing the sale, should the purchaser withdraw for any reason, submit a planning application during the purchasing transaction or not complete the purchase within an agreed timeframe..

## **Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.





Title plan

Scale 1:1250 enlarged from 1:2500  
Administrative area North Yorkshire :  
Hambleton

