



**TENURE**

Freehold.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2025



**Saxton ~ Land at Garth Ends Close, (off Coldhill Lane), LS24 9TA**

Approx 1 acre of Freehold paddock and orchard in the centre of Saxton village for sale as seen.



- The land is grassed and fenced and is described as amenity land
- Recent historic usage is as grazing paddock and orchard
- Approx 1 acre
- The land is unregistered (subject to first registration)
- All enquiries to Renton & Parr

**£50,000 OFFERS OVER**

**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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## Property Description

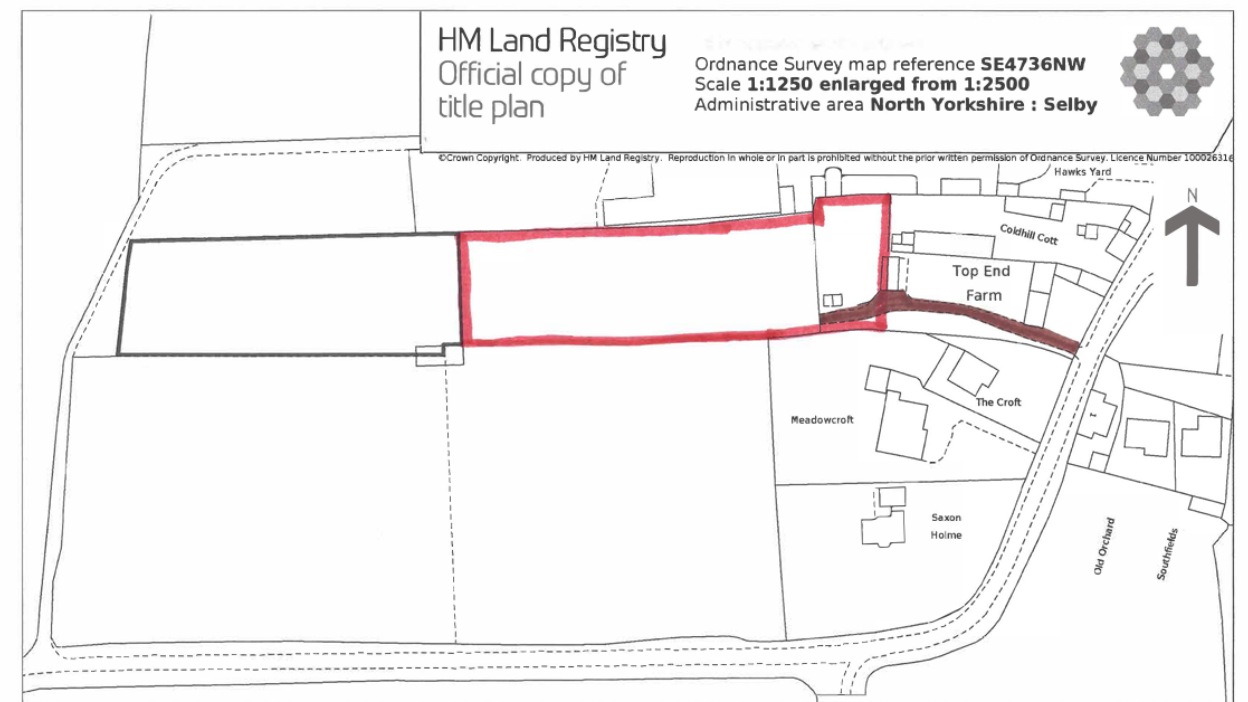
Situated in the centre of Saxton with access off Cold Hill Lane a paddock and orchard amounting to approx 1 acre is being offered for sale freehold. The land is unregistered (subject to first registration) and is being offered for sale as seen.

The land is grassed and fenced and is described as amenity land. Its historic usage is as a grazing paddock and exercise area for livery horses, pasture and orchard. The orchard has a variety of productive apple, plum and pear trees.

We understand that access to the land from Cold Hill Lane is gained via the entrance adjacent to Top End Farm (marked approximately in brown on the HM Land Registry Plan).

The property is being offered for sale by informal tender.

1. The closing date for final offers is Wednesday 6th August 2025
2. Offers are to be submitted in writing/email to Renton & Parr Ltd, 47 Market Place, Wetherby, LS22 6LN
3. Please clearly head your email or letter " OFFER LAND AT GARTH ENDS CLOSE, SAXTON"
4. Offers should be for a fixed sum only. Escalating bids will not be accepted.
5. The vendors do not bind themselves to accept the highest or indeed any offer.
6. The offer should state whether it is subject to any restrictions and state the purchaser's solicitors and details of funding.



For identification purposes only and not to scale