




**Land Lower Dunsforth  
York, Yorkshire YO26 9SA**

**Guide price £175,000**

A LEVEL 11 ACRES FIELD WITHIN THE HEART OF THE STUNNING NORTH YORKSHIRE VILLAGE OF LOWER DUNSFORTH SITUATED OFF INGES LANE  
PLANNING CONSENT GRANTED FOR A 45FT BY 40FT STEEL BAY BUILDING (BASE ALREADY IN PLACE)  
WITH AUTOMATIC FISHING RIGHTS  
CURRENT OWNER HAS PONTOON FISHING RIGHTS WHICH CAN BE APPLIED FOR UNDER NEW OWNERSHIP  
GATED ACCESS AND WATER TO THE LAND

Land Lower Dunsforth, York, Yorkshire YO26 9SA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	