

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

**PRODUCTIVE GRASSLAND FOR SALE AT THE GRANGE, UGTHORPE,
WHITBY, NORTH YORKSHIRE**

EXTENDING TO APPROXIMATELY 6.57 ACRES (2.66 HECTARES)



**A PRODUCTIVE FIELD OF PERMANENT PASTURE FOR SALE WITH
ACCESS FROM THE GREEN LANE.**

**FOR SALE BY INFORMAL TENDER
CLOSING AT 12 NOON ON FRIDAY 31ST MAY 2024**

GUIDE PRICE: £55,000 - £65,000

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Location

The land is situated just to the North of the 'The Grange' at Ugthorpe. It is approached off the A171 via the minor council lane leading past The Hermitage and then across a short stretch of Green Lane from the corner of this council lane, adjacent to The Grange.

Description

The land comprises a single field of permanent pasture OS No. NZ80100124 which in total extends to approximately 6.57 acres (2.66 hectares). The field is a regular shaped parcel of fertile gently sloping land which is bounded on all sides by either mature hedges, or post and wire fences which do need attention in places. This field has been utilised for normal livestock grazing and mowing purposes for many years and has further benefitted from liberal applications of both farmyard slurry and fertiliser.

Water

Water is supplied via a mains supply to a trough on the north western boundary. Currently this supply does not have a separate water meter and a condition of the sale is that the successful purchaser will install a water meter within one month of completion.

Subsidy Status and Agri-Environment Schemes

This land was all registered and claimed for under the BPS Subsidy Scheme. However, as this scheme is now in its transition phase, the vendor will retain the entitlements.

None of this land is currently entered into any other agri-environment scheme, although, there is no reason why it should be so entered to gain the purchaser additional subsidy income.

Sporting Rights

Sporting rights are in hand and will pass on completion.

Mineral Rights

Mineral rights are excluded from the sale, having been reserved out in a previous conveyance.



Wayleaves, Easements and Rights of Way

The land is offered for sale subject to and with the benefit of, all wayleaves, easements, rights of way etc. whether mentioned in these particulars or otherwise. There is a line of telegraph poles which cross this land.

Boundary Fences, Walls & Hedges

The vendors will only sell such interest that they have in the boundary walls, fences and hedges as shown on their title deeds.

Viewing

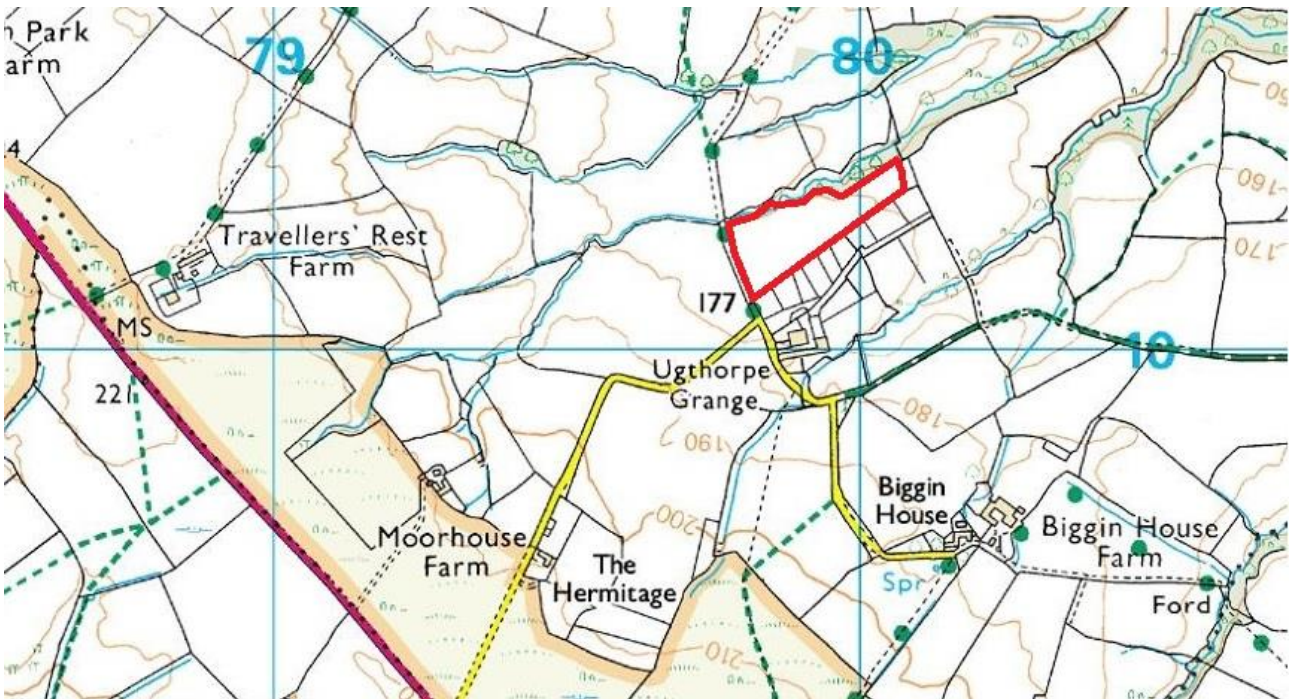
Viewing may be made at any reasonable time carrying a copy of these sales particulars.

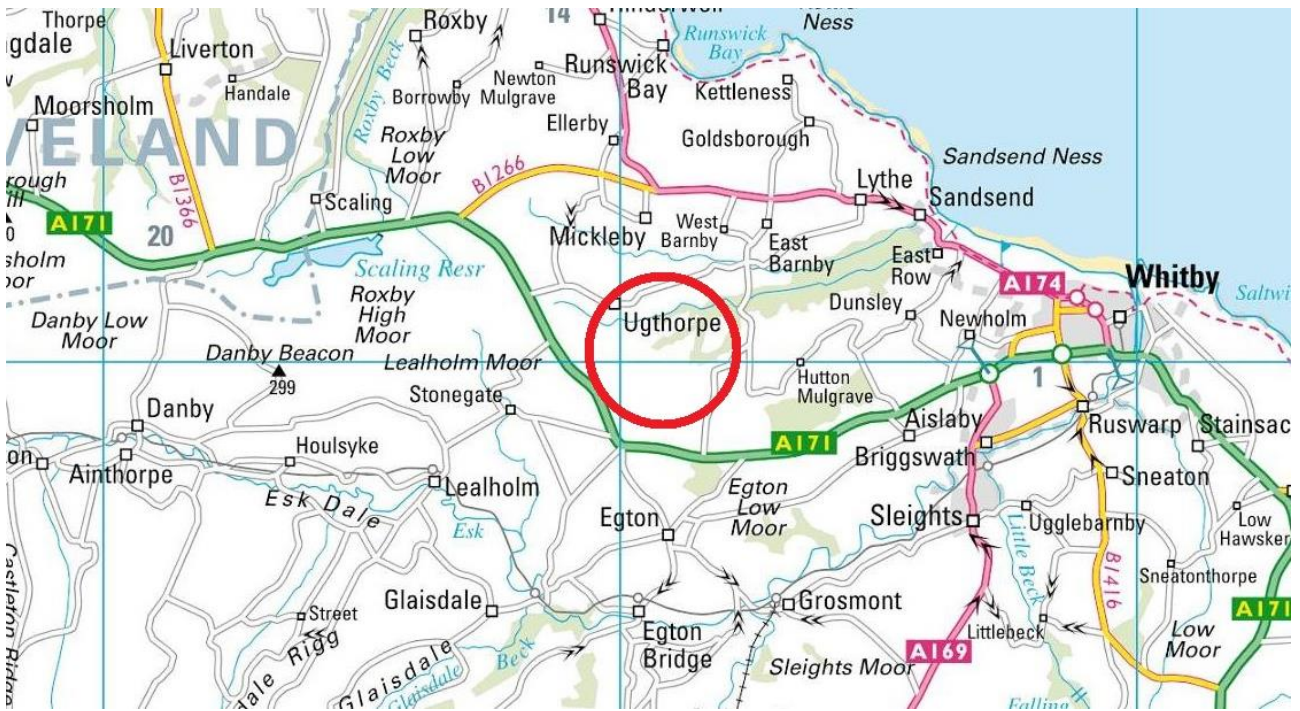
Directions

Travelling on the A171 Whitby to Guisborough Road, approximately 7 miles from Whitby town, turn right, signposted 'The Hermitage'. Continue down this minor lane for approximately half a mile until the road turns a sharp right at the junction of the Green Lane. The field being sold is approximately 50 yards down this lane as indicated by the Richardson & Smith for sale board.

Method of Sale

The land is to be sold by informal tender, with all offers closing at 12 noon on Friday 31st May 2024. Offers should be completed on the enclosed Tender Form and returned to the agents' offices at 8 Victoria Square, Whitby, North Yorkshire. YO21 1EA in an envelope clearly marked 'Land at Ugthorpe', or else emailed by the same date to email@richardsonandsmith.co.uk





IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

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Call us for a free appraisal of your property if you are considering selling



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