



LAND AT HOLLINS HILL FARM

Charltons, Guisborough, TS12 3DF



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CHARLTONS, GUISBOROUGH, TS12 3DF

Guisborough 3 miles, Saltburn-on-Sea 6 miles
(Distances approximate)

A BLOCK OF PRODUCTIVE GRADE 3 ARABLE LAND DIVIDED
NATURALLY IN TO TWO LOTS WITH GOOD ACCESS

About 90.71 acres (36.71 ha)
FOR SALE AS A WHOLE OR IN TWO LOTS



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Offices also at:

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Tel: 01388 487000

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Tel: 0191 385 2435

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Tel: 01642 710742



Description

The land at Hollins Hill Farm comprises approximately 90.71 acres of good quality, productive arable land, lying between about 140m and 150m above sea level and with gently sloping fields. The land is bound by mature hedgerows and is naturally split into two blocks by Birk Brow Road with each having good access from a private farm track or the public highway.

The soils are described by Soilscape England as base rich loam and clay which are slightly acid and may lie seasonally wet in places. It is predominantly suitable for arable and grassland production with an Agricultural Land Classification of predominantly Grade 3 with areas of Grade 4/5 along the southern boundaries.

The land is currently farmed in-hand and is sown to Winter Wheat (46.53 acres), Winter Beans (25.90 acres) and Spring Wheat (12.36 acres). A 5-year cropping schedule is available on request.

Land Schedule:

Lot	Field No	Arable (ha)	Grass (ha)	Woods (ha)	Other (ha)	Total (ha)	Total (ac)
1	4340			1.1		1.1	2.72
1	7842				0.02	0.02	0.05
1	7717	5.23				5.23	12.92
1	5397	7.07				7.07	17.47
1	9407				0.04	0.04	0.10
1	9102	4.78				4.78	11.81
1	4699			1.55		1.55	3.83
1	6794	5.11				5.11	12.63
1	7888	3.18				3.18	7.86
1		25.37	0	2.65	0.06	28.08	69.39
2	432	6.01				6.01	14.85
2	1305	2.62				2.62	6.47
2		8.63	0	0	0	8.63	21.32
WHOLE		34		2.65	0.06	36.71	90.71

Development Overage Provision

Lot 2 is sold subject to an existing development clawback provision. Further details available upon request.





Basic Payment Scheme

The land is registered with the Rural Payments Agency. Payments received from the 2023 claim will be apportioned as at the date of completion and settled on receipt of funds unless completion is taken when the crops are off the land in which it will be retained in full. The Purchaser(s) will be obligated to continue to manage the land in compliance with the scheme rules for the remainder of the calendar year and will be required to indemnify the Vendor from any breach or non-compliance.

Designations

Part of Lot 1 lies within a Woodland Priority Habitat Network Area with high spatial priority. All the land is located within a Priority Species Countryside Stewardship targeting designation area.

Nitrate Vulnerable Zone

None of the land lies within a Nitrate Vulnerable Zone (NVZ).

Tenure

The property is to be sold freehold with vacant possession.

Sporting Rights

These are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are excepted from the sale with provision for compensation in the event of any damage caused by their workings.

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

There are no public services connected to the property.





Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by the 'T' marks on the transfer plan.

Guide Price

Lot	Description	Guide Price
1	Land block West (hatched pink) - Approx. 69.39 acres (28.08 ha)	£575,000
2	Land block East (hatched blue) - Approx. 21.32 acres (8.63 ha)	£175,000
The Whole - 90.71 acres (36.71 ha)		£750,000

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. No option to tax has been made.

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.

Ingoing Valuation

In addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilizers and sprays applied plus enhancement value if applicable.

Directions

From Stokesley, head South West on the A173 and A171 towards Guisborough. Proceed through Chaltons village onto Birk Brow Road. The land is located either side of the road and signposted by a GSC Grays Sale Board.

what3words: syndicate.hospitals.gosh

Viewing & Health and Safety

By appointment through the Selling Agents by calling: 01423 590500

Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around livestock or buildings.

Conditions of Sale Purchase Price

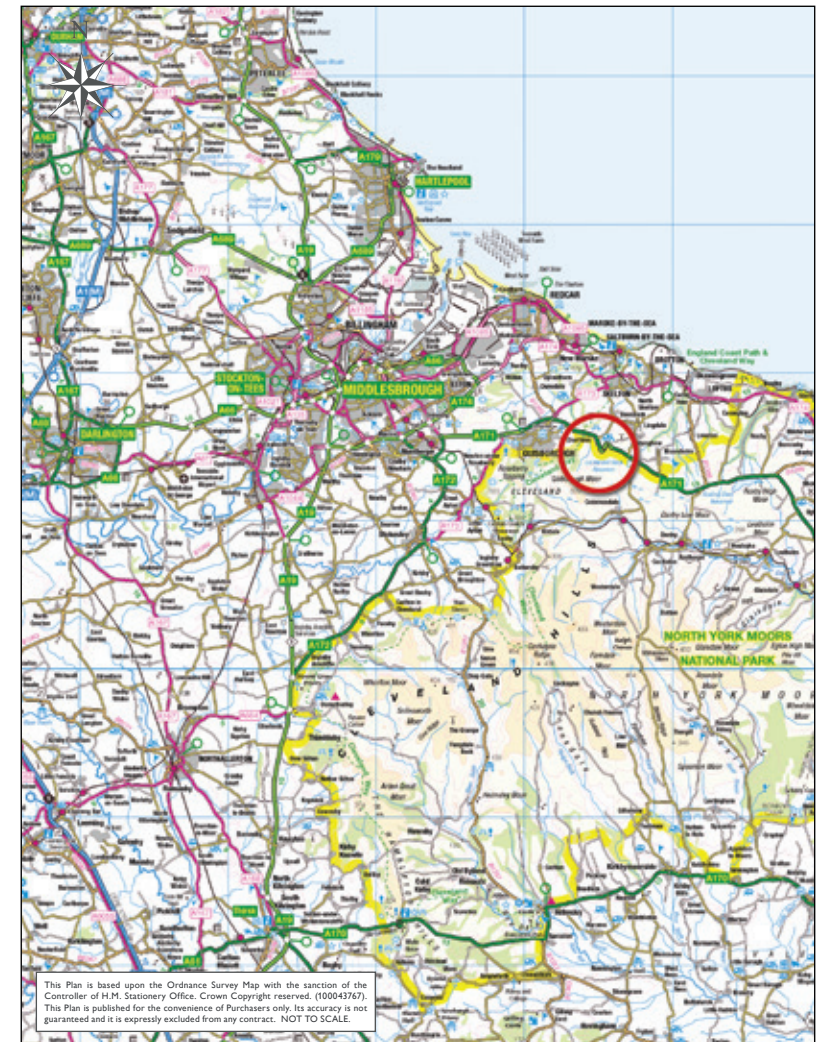
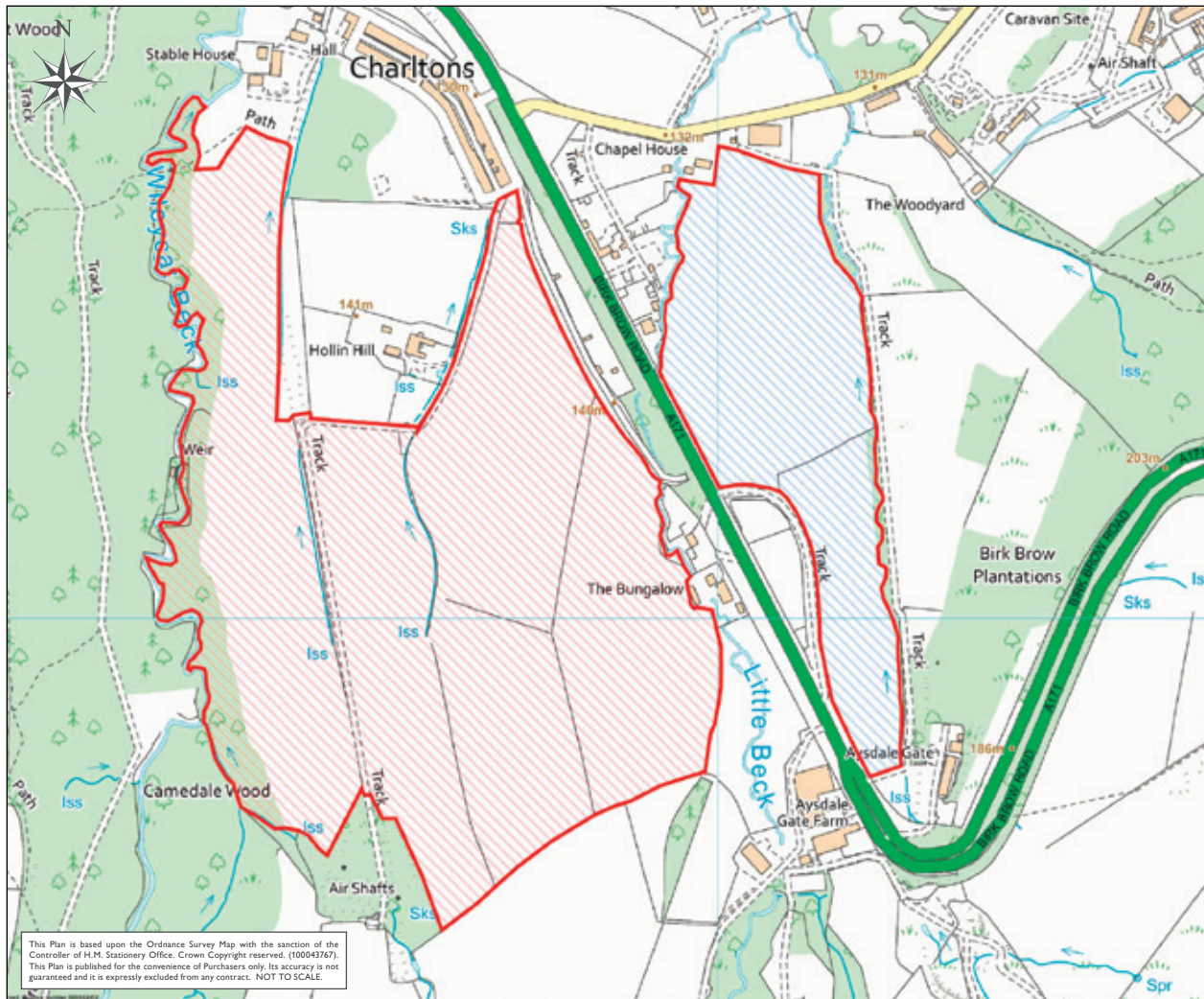
Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

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.

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.



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 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: May 2023

Photographs taken: May 2023