



75.48 Acres (30.54 Ha) of Prime Arable & Grassland
Great Ayton, North Yorkshire TS9 6BT



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For Sale as a Whole

- 75.48 Acres (30.54 Ha) Approx
- Roadside Frontage

- Situated in a Ring Fence
- Opportunity for Carbon Off-Setting

- Mains Water
- Guide Price: £9,000 per Acre

SITUATION

Great Ayton ¼ mile, Ingleby Greenhow 3 ½ miles, Stokesley 3 ½ miles, Guisborough 7 miles (all distances are approximate).

The land is situated north of Station Road and Dikes Lane with direct access off Station Road and Aireyholme Lane. The land is therefore well placed in relation to the local market towns of Stokesley and Guisborough.

DESCRIPTION

The land represents an excellent opportunity to purchase some very productive Grade 3 arable and grassland. The majority of the land is in arable rotation.

The land also provides the opportunity for potential carbon off setting.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

The land is clearly marked with a “Robin Jessop” For Sale Board.

Tenure

Freehold with the benefit of vacant possession given upon completion.

VAT

VAT is payable in addition to the purchase price. For the avoidance of doubt, Stamp Duty Land Tax is payable on the total price including VAT. All offers will be assumed to have been made on a VAT exclusive basis unless otherwise stated.

Farm Plan

The Vendors will only sell such interest (if any) as they may have in the boundary fences, hedges, ditches and other boundaries separating this property from other properties or not belonging to them.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants existing and proposed wayleaves, masts, pylons, cables, drains, water and other pipelines whether mentioned in these particulars or not.

Without prejudice to the foregoing, the property is sold subject to:-

1. There is a right of way over the adjoining property for agricultural purposes to gain access to the railway crossing. The route is coloured orange on the attached plan.
2. There is a right of way coloured blue on the attached plan for the benefit of the neighbouring landowner and their successors in title for agricultural purposes only.

Sporting Rights

It is understood that the sporting rights are in hand and are included in the sale.

Basic Payment Scheme / Delinked Payment

The land is registered with the Rural Payments Agency. The Vendors will claim and retain the Delinked Payment.

Nitrate Vulnerable Zone

The land is NOT within an NVZ as per the Nitrate Vulnerable Zone 2017.

Drainage Rate

There are no drainage rates payable.

Method of Sale

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest with either Andrew Dickins MRICS FAAV or Lauren Terry BSc (Hons) so that we can keep you informed of how we intend to conclude the sale.

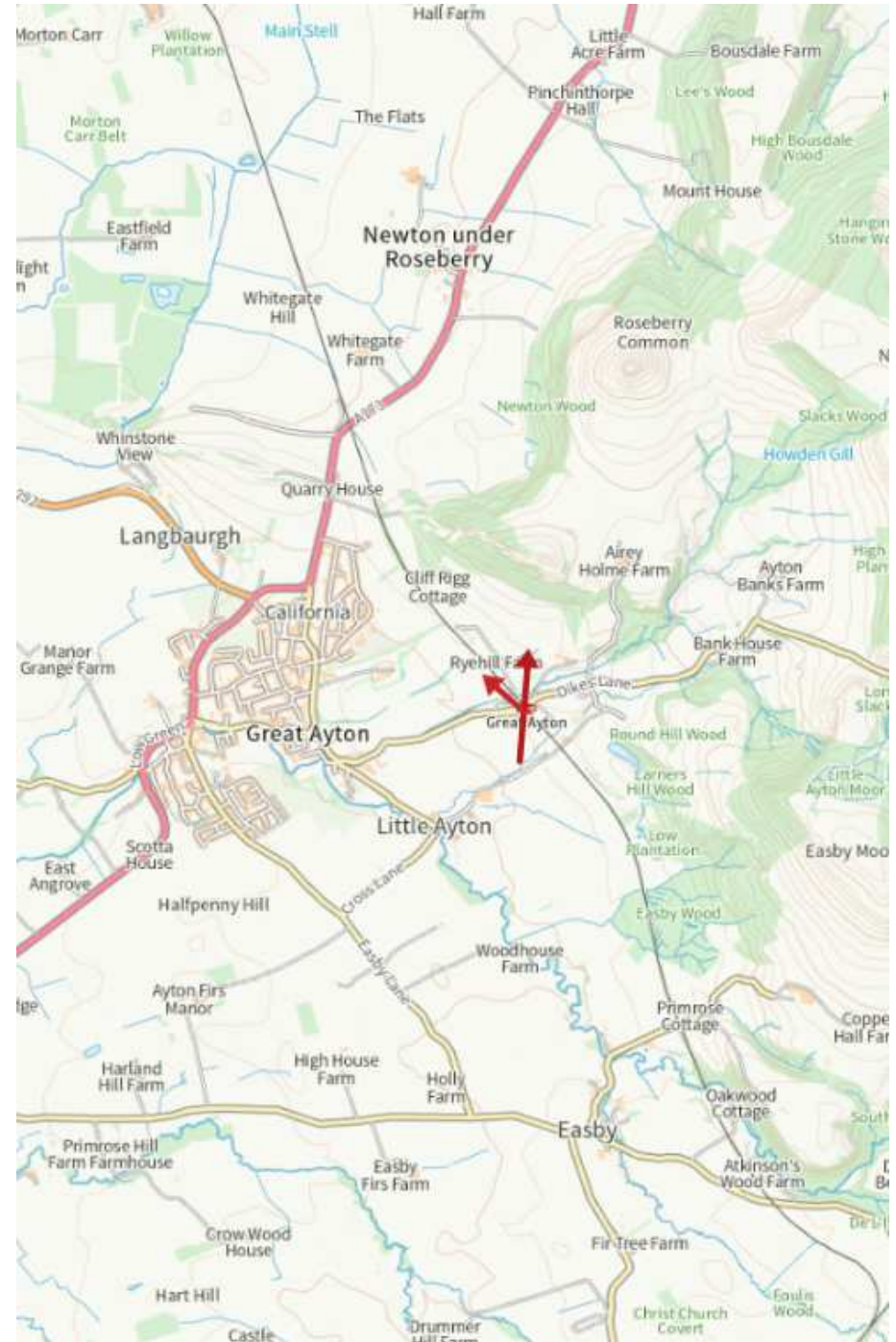
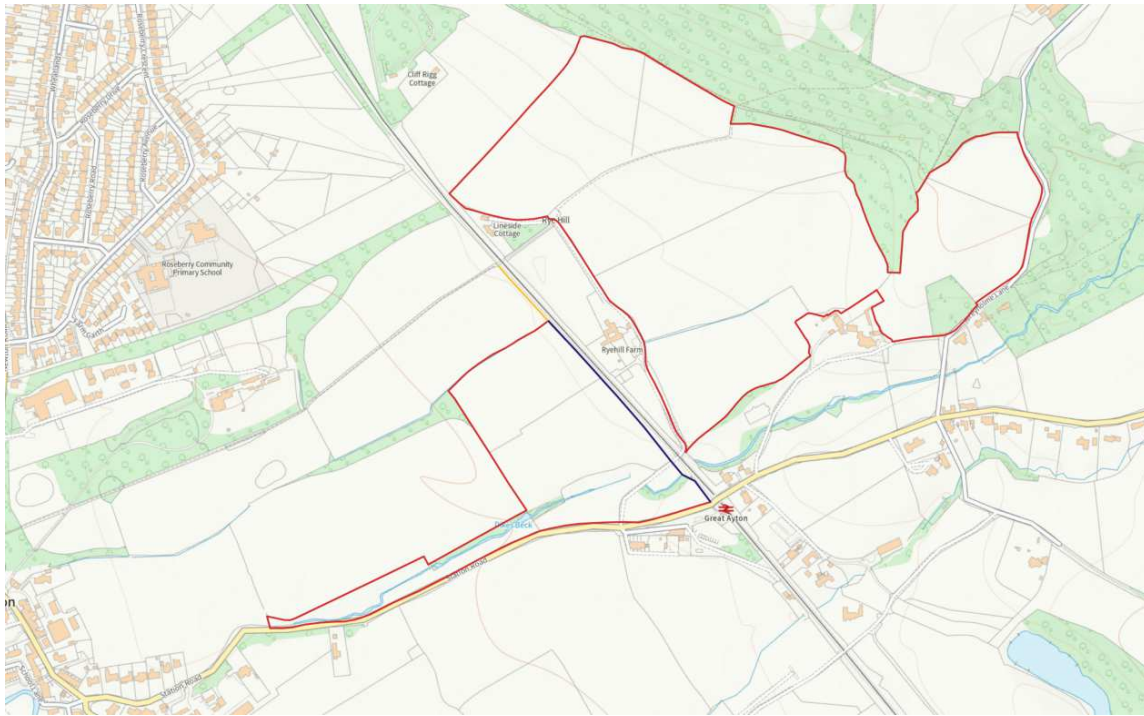
Money Laundering Regulations

The Agent must comply with Anti-Money Laundering Regulations. As part of the requirements, the Agent must obtain the identity and proof of address of potential Purchaser(s). Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendors Solicitors

The Endeavour Partnership LLP, Tobias House, St Mark's Court, Teesdale Business Park TS17 6QW – 01642 610315

Acting Solicitor: Natalie Kay. Email: n.kay@endeavour.law



Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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