



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



**119.70 ACRES APPROXIMATELY OF ARABLE LAND AND WOODLAND
BETWEEN SCRUTON, LITTLE FENCOTE AND LEEMING BAR, NORTHALLERTON, NORTH YORKSHIRE**

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119.70 ACRES APPROXIMATELY OF ARABLE LAND

BETWEEN SCRUTON, LITTLE FENCOTE AND LEEMING BAR, NORTHALLERTON, NORTH YORKSHIRE

FOR SALE AS A WHOLE OR IN 4 LOTS

Lot 1: 54.73 Acres (22.14 Ha) (edged red) Approx between Scruton and Little Fencote

Lot 2 : 45.91 Acres (18.58 Ha) Approx adjacent to Ham Hall Lane, Scruton

Lot 3 : 10.89 Acres (4.41 Ha) Approx adjacent to the Wensleydale Railway, Ham Hall Lane, Scruton

Lot 4 : 8.17 Acre (3.31 Ha) Approx between the Wensleydale Railway and the A684 Bedale Bypass

GUIDE PRICE: £10,000 PER ACRE

INTRODUCTION

We have been favoured with the instructions from Mr David Raine to place the above parcels of prime arable land on the open market.

GENERAL SITUATION

Scruton ¼ mile, Little Fencote ½ mile, A1 Interchange at Leeming Bar 1 mile, Bedale 3½ miles, Northallerton 6 miles, (all distances are approximate).

LOT 1 : 51.23 ACRES OF ARABLE LAND AND 3.50 ACRES OF MATURE MIXED WOODLAND (EDGED RED)

SITUATION

This block of land is well situated just north of Scruton Village. It has good roadside frontage to both Fence Dyke Lane and Fleetham Lane. It is accessed from Fleetham Lane.

DESCRIPTION

This is a first class block of arable land which is currently sown to Winter Barley. It comprises a medium to free working loam which is being well farmed. It is capable of producing some high yielding crops of cereals, oil seeds and potatoes.

It is complemented by a roadside strip of mature mixed woodland extending to 3 ½ acres approximately.

LOT 2 : 45.91 ACRES (18.58 Ha) APPROX ADJACENT TO HAM HALL LANE, SCRUTON (EDGED BLUE)

SITUATION

This block of land is conveniently situated. It is accessed from the A684 Bedale to Northallerton road along Ham Hall Lane.

DESCRIPTION

It is accessed either from the A684 Bedale to Northallerton road along Ham Hall Lane or, alternatively from the village at Scruton.

This is also a first class block of free working arable land which is being well farmed. It is currently in a well established crop of Winter Barley. However, it is capable of producing some very productive crops of oil seed, cereals and roots including potatoes. There is an old asbestos Nissan Hut which is located adjacent to the south western boundary.

LOT 3 : 10.89 ACRES (4.41 Ha) APPROX ADJACENT TO THE WENSLEYDALE RAILWAY AND HAM HALL LANE, SCRUTON (EDGED GREEN)

SITUATION

This block of land is accessed from Ham Hall Lane along a short track and lies adjacent to and on the north western side of the Wensleydale Railway Line. A significant part of this lot lies on the southern boundary on lot 2.

DESCRIPTION

This is a very handy parcel of medium to free working arable land. It is currently sown to Winter Barley. It is also capable of producing some useful crops of grass, oil seeds and roots and cereals.

LOT 4 : 8.17 ACRES (3.31 Ha) APPROX BETWEEN THE WENSLEYDALE RAILWAY AND THE A684 BEDALE BYPASS (EDGED PURPLE)

SITUATION

This parcel of arable land is approached from Ham Hall Lane down the track that runs adjacent to the Wensleydale Railway and passes under the bridge of the A684. It is also understood that it has the benefit of a right of way over the track that runs parallel to the A684.

DESCRIPTION

This is also a useful parcel of medium to free working land which is currently sown to a temporary grass ley, but capable of producing some productive cereals and root crops.

GENERAL REMARKS & STIPULATIONS

Viewing

Possession of these particulars constitute permission to view the land at any reasonable time. If you have any questions, please contact either Andrew Dickins or Robin Jessop - 01677 425950. The land is clearly marked with Robin Jessop's "For Sale Boards".

Tenure

The land is freehold and vacant possession will be given upon completion.

Services

There are no mains services to the land, although it is understood that there is a Yorkshire Water main in Fleetham Lane and Ham Hall Lane. Prospective purchasers should verify this with Yorkshire Water.

Boundaries

The Vendor will only sell such interest (if any) as he may have in the boundary fences, walls, ditches and hedges and other boundaries separating this land from other properties not belonging to him.

The Vendor has agreed to erect a stockproof post and pig net fence around the pig unit on lot 1 within 3 months of completion of the sale. Please note that the boundaries of this unit are clearly pegged on the ground.

Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are included in the sale insofar as they are owned.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Growing Crops

The Vendor will harvest the growing crops this season. Completion is envisaged as soon as the crops have been harvested.

Early Entry

The Purchaser(s) will be granted early entry onto the stubbles on exchange of Contracts to enable them to carry out crop cultivations before completion.

Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

Without prejudice to the foregoing, it is understood the following:-

1. There is a right of way from Leeming Bar un-mettled access which runs parallel to the Bedale Bypass to provide access to lots 3 & 4.
2. It is understood there are no public footpaths on any of the lots.
3. There is an underground power cable which crosses Lot 1.

Farm Plan

The plan is for identification purposes only. The field numbers and areas may vary from old Ordnance Survey Sheets, previous field data sheets or Land Registry maps and Title Deed Plans.

The Purchaser(s) will be deemed to have satisfied themselves as to the description of the property and any error or mistake cannot annul the sale and it does not include either party to compensation in respect thereof.

Environmental Scheme

The land is currently entered into an SFI Scheme. However, the existing agreement will be terminated.

Nitrate Vulnerable Zone

The land is not currently within an NVZ.

Development Clawback Clause

1. There is a development clawback clause in respect of Lot 1, should the land ever be developed for solar or battery storage. The clawback will be for 30% uplift in value from the date of completion for a period of 25 years.
2. There is a development clawback clause in respect of Lot 4, for 30% over and above the agricultural value for a period of 25 years.

Drainage Rate

There will be a drainage rate payable in respect of Lot 1.

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 land you are seriously interested, then please register your interest with either Andrew Dickins MRICS FAAV or Robin Jessop FRICS FAAV; so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations

The Purchaser(s) will be required to provide proof of identity to comply with Money Laundering Regulations and also proof of funds.

USEFUL ADDRESSES

Vendors Solicitor

Messrs Hunt & Wrigley, The Old Post Office, 83 High Street, Northallerton, North Yorkshire DL7 8PX – 01609 772502.

Acting Solicitor: Mr Stan Lonsdale . Email:

stan.lonsdale@huntandwrigley.co.uk

Local Council

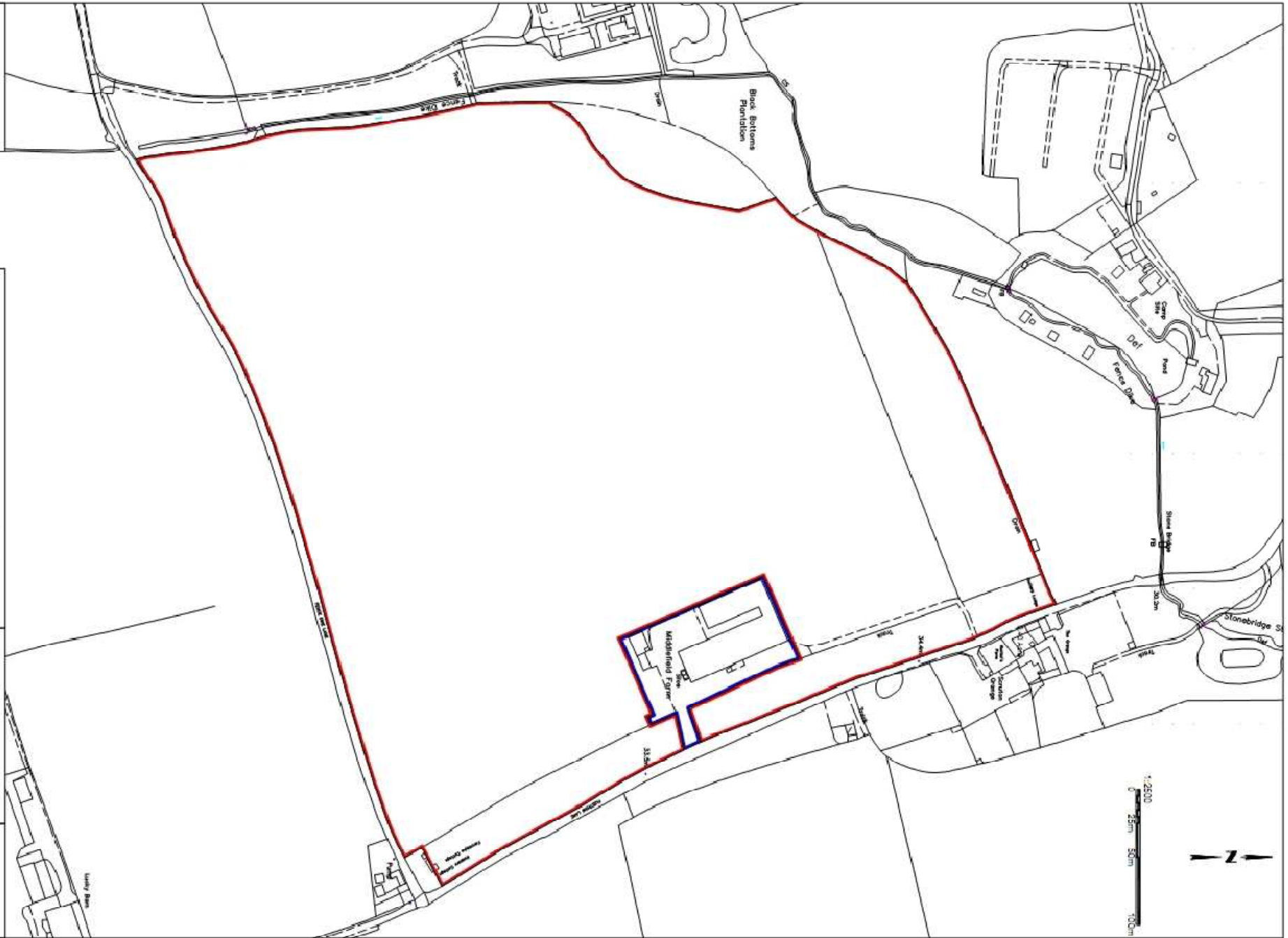
North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU. Tele: 01609 779977.

IMPORTANT NOTICE

Robin Jessop Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars are intended to give a fair and reasonable overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.
- All descriptions, plans, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
- In the event that asbestos is found on the property, please note a detailed asbestos survey of the property has not been carried out. It is the responsibility of the owner to comply with the Control of Asbestos at Work Regulations 2002. Further specialist professional advice should be sought as to the future management of this material.
- Items included in the written text are included in the sale, unless otherwise stated. All others are excluded regardless of their inclusion in any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may use to pursue your complaint



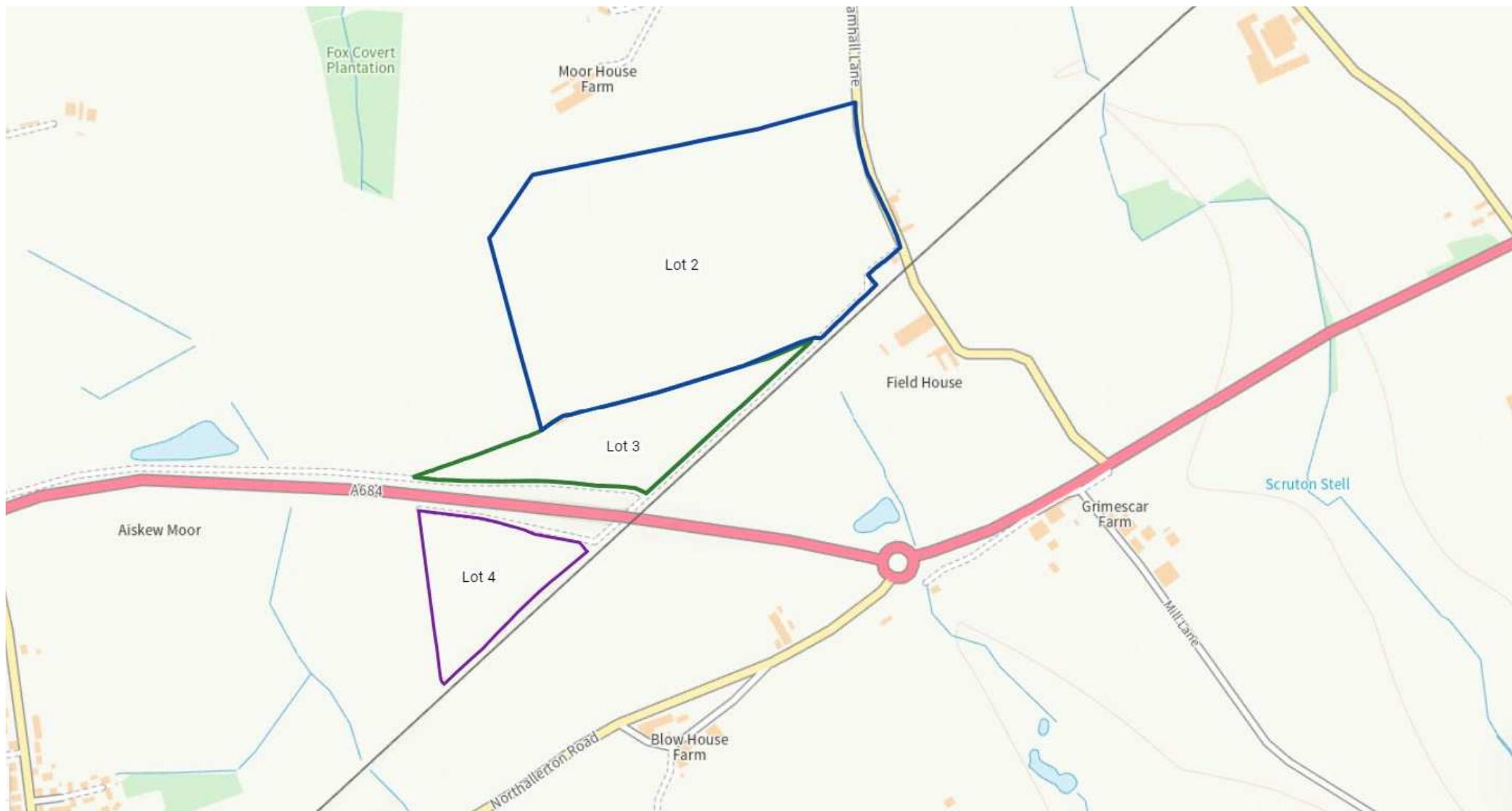
Scale: 1:2500
 Date: May 2024

Area
 22.15 Hectare
 54.73 Acres

Land at Fleetham Lane, Scorton
 North Yorkshire, DL7 0RL

Plan No: 3721.01





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