



**59.49 ACRES (24.07 HA) APPROX OF PRIME ARABLE AND GRASSLAND SITUATED AT
PICTON, YARM, NORTH YORKSHIRE
FOR SALE AS A WHOLE OR IN 3 LOTS**

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FOR SALE AS A WHOLE OR IN 3 LOTS

LOT 1: 37.68 ACRES (15.25 HA) APPROX

LOT 2: 8.74 ACRES (3.53 HA) APPROX

LOT 3: 13.07 ACRES (5.29 HA) APPROX

GUIDE PRICE: £320,000

GUIDE PRICE: £75,000

GUIDE PRICE: £110,000

SITUATION

Picton ¼ mile, Crathorne 2 miles, Kirklevington 4 miles, Hutton Rudby 5 miles (all distances are approximate)

The land is situated close to the village of Picton with excellent roadside frontage onto the minor road between Crathorne and Appleton Wiske.

DESCRIPTION

LOT 1: 37.68 ACRES (15.25 HA) APPROX (edged red on the attached plan)

The land comprises a block of productive arable land extending to 31 acres approx., together with a parcel of permanent pasture extending to 6.60 acres approx.

The grass has been used for grazing sheep and is the site of the former "Picton Mart". The land is well fenced.

The arable land has been used to grow winter cereals and oil seed rape.

The land has excellent roadside frontage onto the local minor road known as Long Lane.

Field No	Acres	Ha	Crop
3182	6.57	2.66	P. Grass
4671	17.35	7.02	Fallow
3348	13.76	5.57	Fallow
Total	37.68	15.25	

LOT 2: 8.74 ACRES (3.53 HA) APPROX (edged blue on the attached plan)

Lot 2 comprises a parcel of permanent pasture land situated close to the village. The land is well fenced and has been used for grazing sheep.

Field No	Acres	Ha	Crop
2814	8.74	3.54	P. Grass
Total	8.74	3.54	

LOT 3: 13.07 ACRES (5.29 HA) APPROX (edged green on the attached plan)

Lot 3 comprises a parcel of permanent pasture. The land is well fenced and is a good regular shaped field.

Field No	Acres	Ha	Crop
0199	13.07	5.29	P. Grass
Total	13.07	5.29	

GENERAL REMARKS AND STIPULATIONS

Viewing

By appointment with Robin Jessop Ltd – 01677 425950.

Tenure

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

The Plan

The plan of the land is for identification purposes only.

The field numbers and areas given may vary from Ordnance Survey sheets, previous Field Data sheets and Rural Payments Agency maps and the Title Deed plans.

Development Claw-Back Clause

There is a development claw-back clause in respect of Lot 2 for 30% for a period of 25 years should the land be developed. Please note that agricultural or equestrian use will not trigger the development claw-back clause.

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 and easements and other restrictive covenants whether mentioned in these particulars or not.

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

1. The owners of Railway Cottages have a right of way over the track coloured yellow in Lot 1.

Services

Mains Water

Is connected to both Lots 2 and 3. If sold separately, it will be the responsibility of the purchaser of Lot 3 to connect a sub-meter and to pay the purchaser of Lot 2 for the water consumed through the sub-meter.

Boundaries

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

Where the boundaries are marked by inward facing "T" marks, these will be the responsibility of the respective Purchaser(s) to maintain.

Early Entry

The purchaser(s) of Lot 1 will be allowed early entry onto the arable land upon exchange of contracts to carry out cultivations.

NVZ

This is NOT currently within a NVZ.

De-Linked Payment

The Vendors will claim and retain the De-Linked payment.

Sporting and Mineral Rights

The sporting and mineral rights are understood to be included with the land as far as they are owned.

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 Andrew Dickins MRICS so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations

Prospective Purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents to comply with Money Laundering Regulations. One being photographic ID, that is to say a copy of a driving licence or passport and the other being a utility bill showing their current address. This will need to be provided personally at our offices where we can take copies of both these and proof of funds which we will also require to comply with Money Laundering Regulations.

Useful Addresses

Vendors Solicitor

Messrs Hunt & Wrigley, The Old Post Office, Northallerton, North Yorkshire DL7 8LX – 01609 772502.

Acting Solicitor: Mr Stan Lonsdale

Stan.lonsdale@huntandwrigley.co.uk



