



Robin Jessop



**62.32 ACRES (25.22 HA) APPROX OF PRIME ARABLE LAND SITUATED AT  
SOUTH MOOR LANE, SOWERBY, THIRSK, NORTH YORKSHIRE  
FOR SALE AS A WHOLE OR IN 2 LOTS**

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# 62.32 ACRES (25.22 HA) APPROX OF PRIME ARABLE LAND SITUATED AT SOUTH MOOR LANE, SOWERBY, THIRSK, NORTH YORKSHIRE

## FOR SALE AS A WHOLE OR IN 2 LOTS

**LOT 1: 40.61 ACRES (16.43 HA) APPROX**

**LOT 2: 21.71 ACRES (8.78 HA) APPROX**

**GUIDE PRICE: £400,000**

**GUIDE PRICE: £200,000**

### SITUATION

Sowerby 1 mile, Thirsk 2 miles, Dalton 3 miles, Sessay 4 ½ miles, A.19 1 mile, Great Thirkleby 2 ½ miles (all distances are approximate).

The land is situated south of Sowerby with excellent roadside frontage onto the minor roads known locally as South Moor Lane and Moor End Lane.

### DESCRIPTION

**LOT 1: 40.61 ACRES (16.43 HA) APPROX (edged red on the attached plan)**

The land comprises a block of productive arable land. The land is free working and capable of growing some productive crops of winter cereals, oil seed rape, potatoes and roots.

The land has direct access off South Moor Lane and Moor End Lane. There is a good internal road which serves the land.

The owners of Spring House have a right of way over the access track.

**LOT 2: 21.71 ACRES (8.78 HA) APPROX (edged blue on the attached plan)**

Lot 2 comprises a block of arable land. The land is capable of growing some productive crops of winter cereals, oil seed rape, potatoes and roots.

The land has direct access off Moor End Lane.

There is an area of land hatched blue within Lot 2 which is not registered. However, this area forms part of the field and has been farmed by the Vendor and their family for over 50 years.

### 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.

### 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 Spring House have a right of way over the access track on Lot 1.

### 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.

### **Growing Crops**

The Purchaser(s) will take over the growing crops of both Lot 1 & 2. The valuation will be based on the costs of seeds, fertilisers, sprays and cultivations. The cost of cultivations will be undertaken in accordance with the standard valuation practice as recommended by The Central Association of Agricultural Valuers. This will be carried out by Robin Jessop Ltd whose decision will be final and legally binding with both Vendors and Purchaser(s). There will be no charge for enhancement.

### **Early Entry**

The purchaser(s) of the land 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 Harrowells, 17 Finkle Street, Thirsk, North Yorkshire YO7 1DB – 01845 522278.



### **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.

