



NORTH MOOR ROAD, EASINGWOLD, NORTH YORKSHIRE YO61 3NB

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
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North Moor Road, Easingwold, North Yorkshire YO61 3NB

A Substantial General Purpose and Livestock Farm Building Set In 6.61 (2.68 Ha) Acres of Grassland Including a Wildlife Pond

All Enjoying an Attractive Secluded Rural Position

- * **Farm Building Extending to 9,000 sqft**
- * **Mains Electricity and Mains Water**
- * **Set In 6.61 Acres of Grassland**

- * **Wildlife Pond**
- * **Secluded and Accessible**
- * **Potential for a Variety of Farming Enterprises**

GUIDE PRICE: £150,000 - £200,000

INTRODUCTION

We are favoured with the instructions from Mr Darren Parker to place this very interesting rural property on the market with significant potential on the open market.

SITUATION

A19 Trunk Road 1 mile, Easingwold 1½ miles, Raskelf 2 miles, Thirsk 9½ miles, Boroughbridge 11 miles, York 15 miles (all distances are approximate).

The property is conveniently situated on the northern outskirts of the popular and thriving Georgian market town of Easingwold. It is also very accessible to the A19.

The property is approached along a good entrance drive with direct access onto North Moor Road. The whole property is edged red on the attached plan.

DESCRIPTION

The property comprises a very useful large general purpose farm building. The main building is 32m x 23m (160ft x 70ft) approx. There is also a lean-to 15m x 9m (50ft x 30ft) approx.

This building is timber framed with a concrete floor. The side cladding is part Yorkshire boarding and part asbestos and has a profile clad roof.

Importantly, there is mains water and mains electricity to the building.

The agricultural building has significant potential for an intensive livestock enterprise.

Potential uses;

- a pig unit for bed & breakfast pigs or as a rearing or fattening unit;
- free range intensive poultry unit;
- cattle / sheep enterprise; and
- horse and pony grazing.

The property is complemented further by a well fenced permanent grass field which is sound. There is also an attractive wildlife pond.

GENERAL REMARKS & STIPULATIONS

Viewing

Viewing is strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure

The land is freehold and vacant possession will be given upon completion. The property is registered with the Land Registry.

Easements, Rights of Way & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements & rights of way, public and private whether specifically mentioned in these particulars or not.

Without prejudice to the foregoing, it is understood that the property is sold subject to the following:

1. The Purchaser(s) are to maintain the access road coloured yellow (circa 8m in width) between points A and B on the attached plan, in a good and serviceable repair.
2. The owner of the land edged green has the benefit of a full right of way to this parcel of land over the access road coloured yellow and through the access gateway at point C on the plan.
3. The owner of the green land has the benefit of a right to take a supply of water from the mains supply which serves the farm building on the red land, on the basis that Mr T.M. Jackson (owner of the green land), will install a sub-meter and pay for the water consumed through this sub-meter at the Yorkshire Water Authority rate.
4. The former owner of the property has a shooting licence over the red land for his lifetime and for a period of not exceeding 25 years. This can be terminated in certain circumstances.

Restrictive Covenants

There is a restrictive covenant which prohibits the use of the land for residential purposes.

This land is also subject to an overage agreement. If the land is subject to any development (include change of use other than its current agricultural use), then overage monies become payable. However, the overage period expires on the 25th February 2027 unless there is a pending planning application when it will run until the 25th February 2028.

Planning

A Planning Application 21/00330/FUL relates to a revised application for the demolition of the existing agricultural building and the construction of an oak frame joinery workshop, complete with offices, covered stores, yard, car parking and minor alterations to the vehicular access to the

highway at Land And Buildings Rear Of Linton House, North Moor Road, Easingwold. Full details of this submission and it's refusal and subsequent dismissal on appeal can be found at

<https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QO7WKXHUHHG00>

Services

Mains Water

There is a mains water supply to the farm building. The Yorkshire Water meter is situated in the highway verge adjacent to the access at point A on the attached plan.

Mains Electricity

There is a mains single phase electricity supply to the farm building. The electric meter is located at point M on the plan.

It is to be noted that there is a Northern Powergrid overhead mains electric line crosses the land towards the north western corner of the field. It is understood that a three-phase electricity connection could be available from this supply from the pole in the field.

Boundaries

The Vendor will only sell such interest (if any) as he has in the boundary fences, hedges and ditches and other boundaries separating this property from other properties not belonging to him. Where the boundaries are marked by inward facing T marks, these boundaries are understood will be the responsibility of the purchaser(s).

Designations & Schemes

The holding is not entered into any environmental or stewardship schemes.

Asbestos

With regard to any asbestos on the holding, a detailed Asbestos Survey has not been carried out. Upon completion of the sale, it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos Regulations 2012 and to seek professional advice as to the future management of this material.

Tenant right Matters

The Vendor will make no claim for tenantright matters and the purchaser(s) will make no claim for dilapidations.

Drainage Rate

The land is situated within the Kyle and Upper Ouse Drainage Board District. The drainage rate payable in respect of this parcel is to be confirmed.

Method of Sale

The property is being offered for sale initially by private treaty. However, we reserve the right to conclude the sale by any other means at our discretion. This sale is being dealt with by Robin Jessop FRICS FAAV and Mitchell Corney BSc (Hons) MRICS – 01677 425950.

Important Notice

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

Offers

All offers must be confirmed in writing. We will not report any verbal offers unless it is confirmed in writing.

In making an offer, please kindly confirm whether your offer is a cash offer, or whether it is subject to selling a property or whether you will require a mortgage.

Money Laundering Regulations

Please note that if you are the successful purchaser(s) it is now a legal requirement for you to form two forms of I.D. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we will also require to comply with Money Laundering Regulations.

USEFUL ADDRESSES

Vendor's Solicitors

Messrs Scotts Wright, 34 Market Place, Leyburn, North Yorkshire, DL8 5AP. Tel: 01969 622227. Acting Solicitor: Mr Steve Scott.

Local Authority

North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD.

Northern Powergrid

Wayleaves Department - Tele: 0191 2294604.

Email: wayleavesadmin@northernpowergrid.com



IMPORTANT NOTICE

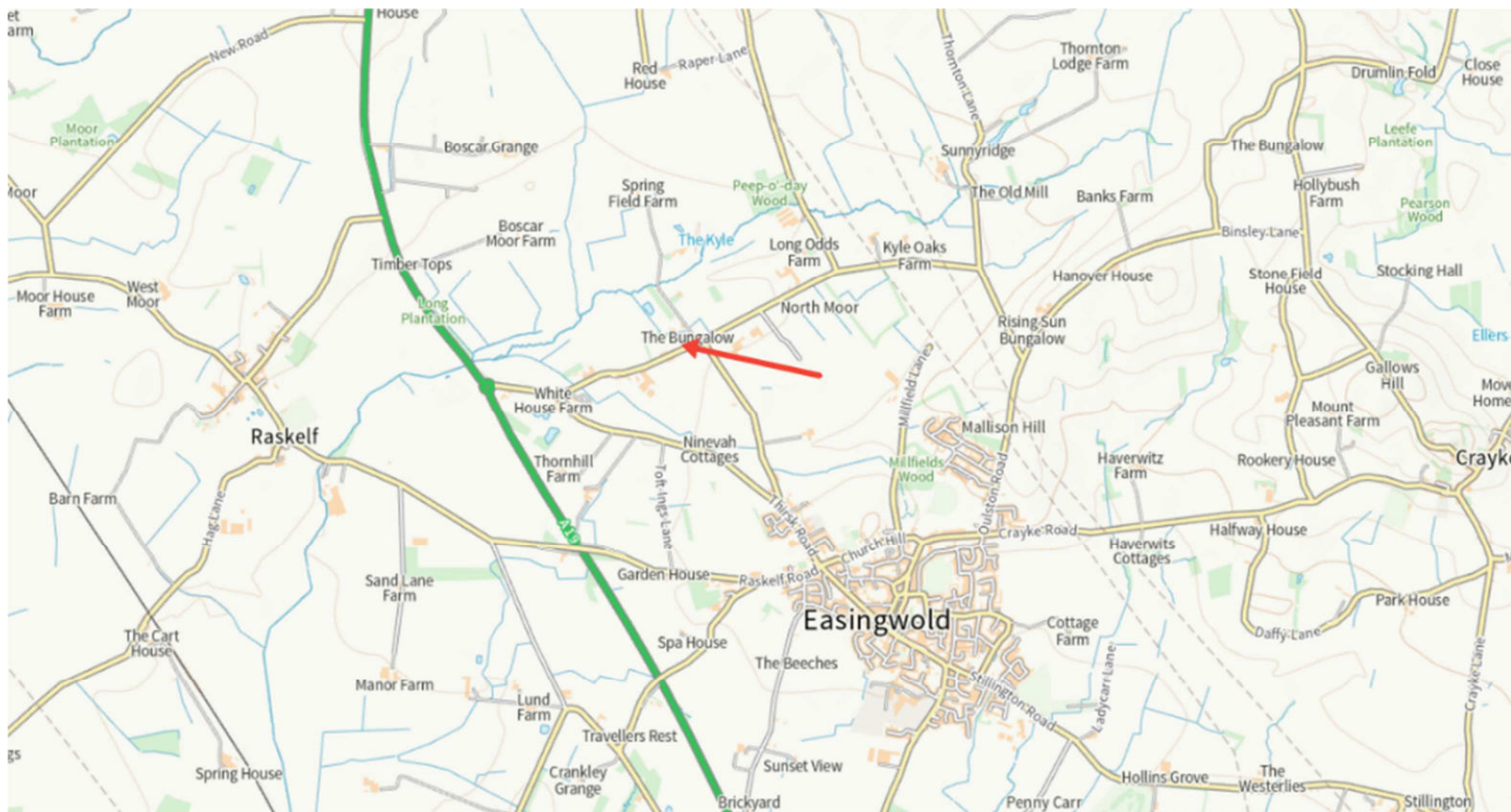
Robin Jessop Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that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

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