



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



**A PRIME BLOCK OF VERY PRODUCTIVE GRASSLAND EXTENDING TO 49.8 ACRES APPROX
MOULTON, NEAR RICHMOND, NORTH YORKSHIRE**

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A PRIME BLOCK OF PRODUCTIVE GRASSLAND EXTENDING TO 49.8 ACRES APPROX MOULTON, RICHMOND, NORTH YORKSHIRE

FOR SALE AS A WHOLE

GUIDE PRICE: OFFERS OVER £7,000 PER ACRE

INTRODUCTION

This sale represents a good opportunity to acquire a prime parcel of grassland in a compact ring fence with the added potential of possessing some arable, bio-diversity and environmental opportunities.

SITUATION

Middleton Tyas 1 miles, Scorton 3 miles, A1(M) Interchange at Scotch Corner 2 miles, Richmond 6 miles, Darlington 8 miles, Teesside 21 miles (all distances are approximate).

The land is extremely well situated on the northern side of Moulton Village. It is conveniently located on the western side of the minor road which leads from Moulton towards Middleton Tyas, to which it has good roadside frontage.

It also has the benefit of a right of access coloured brown on the plan from the minor road that leads out of the village westwards towards Scotch Corner.

DESCRIPTION

The bulk of the land is currently down to grass with the exception of Field No 1033 which is down a grass ley having being sown last summer.

There is also a small copse of scrub woodland extending to 2.1 acres in enclosure 2136 with further small copses in the former quarry areas in Field Nos 4052 and 2748.

The land lies well in five fields and is basically Grade 3 in accordance with the Land Classification Map for England and Wales.

A significant proportion is capable of growing some good crops of hay and silage as well as providing some sound grazing.

There is a mains water supply with a Yorkshire Water meter and trough shown marked WT4 on the plan.

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 land is registered on two separate Land Registry Titles.

Services

Mains Water – there is the aforementioned mains water supply in Field No 4052.

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:-

1. The Purchaser(s) will have the benefit of a right of way along the route coloured brown on the plan between points A and B.
2. There is a public footpath which runs north to south along the western boundary of Field No 2748, marked with a dotted blue line on the plan.

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 Payment Agency maps and the Title Deed Plans.

	Schedule	
Field No	Description	Acres
4052	Permanent Grass	18.31
1033	Temp Grass	6.57
2136	Scrub Woodland	2.10
2748	Permanent Grass	11.26
0745	Permanent Grass	8.06
1725	Permanent Grass	3.50
	Total	49.8 Acres Approx

Boundaries

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

Where the boundaries are marked with inward facing T marks, these will be the responsibility of the Purchaser(s).

Environmental Schemes

Field Nos 2748, 0745 and 1725 are currently entered into a Sustainable Farming Incentive Scheme. When the sale completes, the Rural Payments

Agency will be notified and these fields will be withdrawn from the Scheme.

Basic Payment Scheme

The land has been registered with the Rural Payments Agency. The Basic Payment Scheme entitlements have been de-linked and any payments are being retained by the Vendors.

Sporting, Mineral and Timber Rights

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

Method of Sale

The land 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 in it, then please register your interest with Robin Jessop FRICS or Lauren Terry BSc (Hons) FAAV so that we can keep you informed as to how we intend to conclude the sale.

Health & Safety

Given the potential hazards, we would ask you to be vigilant as possible when inspecting the land for your own personal safety. Please be aware of any open drains and ditches and keep all field gates closed.

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 a photographic ID, that is to say a copy of the driving licence or passport and the other being a utility bill showing their current address. This we will need to be provided personally at our offices where we can take copies of both these and proof of funds which you will also require to comply with Money Laundering Regulations.

Useful Addresses

Vendors Solicitor

Messrs Scotts Wright, 34 Market Place, Leyburn, North Yorkshire DL8 5AP – 01969 622227. Acting Solicitor: Mr Steve Scott. Email: steve.scott@scottswright.com

Local Authority

North Yorkshire Council, Station Road, Richmond, North Yorkshire DL10 4JX – 01748 829100.

Yorkshire Water

Yorkshire Water Services Ltd, PO Box 52, Bradford, BD3 7YD – 0345 1208482 opt 2. www.yorkshirewater.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



49.80 Acres Approx of Grassland at
Moulton, Richmond



Produced on Land App, Feb 3, 2025
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Plan for Identification Purposes Only

200 m
Scale 1:10000 (at A4)

