



30.30 Acres of Productive Arable Land at Moor  
Lane, Cleasby

# 30.30 Acres of Productive Arable Land at Moor Lane, Cleasby

A Block of Productive Arable Land on The Edge of a Popular Village, with Roadside Access

- 30.30 Acres of Arable Land
  - Suitable For Growing Cereal Crops and Potatoes
- Accessible Location with Roadside Access
  - Productive Agricultural Land
- Nearby to Darlington and Other Market Towns
  - Guide Price: £275,000

## SITUATION

Cleasby 0.5 miles, Darlington 4 miles, A1(M) at Stapleton 5 miles, Scotch Corner 6 miles, Richmond 10 miles, Barnard Castle 17 miles (All distances are approximate).

The land is situated on the edge of Cleasby. It is in close proximity to the A1(M) and A66 which brings a number of other market towns such Northallerton, Richmond, Darlington and the City of Durham into reasonable commuting distance.

The land benefits from roadside access onto Moor Lane, which leads to the village of Cleasby.

## DESCRIPTION

The land comprises a block of productive arable land which extends to 30.30 Acres. It has access onto Moor Lane, which leads to Cleasby where you can connect onto a larger road network to access centres such as Darlington, Barnard Castle and Richmond. The gateway has been marked by a 'X' on the plan. The land will attract a number of buyers including active farmers, investment buyers and these looking to rewild.

The property does have a public footpath which crosses the land which is constructed of a substantial hardcore track on and has also been marked on the attached plan by an orange dashed line.

The boundaries of the land are mostly clearly defined. However, there is no fence in place to mark the physical boundary on the northern edge. However, the northern boundary has been surveyed and marked by a number of stakes in the ground, which can be seen when viewing.

It will be the responsibility of the purchaser to construct a post and wire fence within 6 months of completion from points A-B-C-D.

The land is classified as partly Grade II and partly Grade III in accordance with the Agricultural Land Classification Map.

The land has been used to grow a range of cereal crops and historically potatoes. The cropping history has been included below.

| Year | Crop          |
|------|---------------|
| 2025 | Winter Barley |
| 2024 | Spring Barley |
| 2023 | Winter Wheat  |
| 2022 | Oil Seed Rape |
| 2021 | Winter Wheat  |

## GENERAL REMARKS & STIPULATIONS

### TENURE

The land is freehold with vacant possession.

The site is currently registered with the land registry under the following title numbers-

- NYK408241
- NYK398882
- NYK396273.

### RESTRICTIVE COVENANT

The property is current subject to a restrictive covenant which states the property will not be used for anything other than for agricultural purposes.

### EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

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

1. A Public Footpath which has been marked on the attached plan by a dashed orange line.

### SERVICES

There are no mains services to the land.

### DE-LINKED PAYMENT

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

### GROWING CROP

If the sale completes before the growing crop is harvested, the purchaser will allow the vendor to harvest their growing crop.

### NITRATE VULNERABLE ZONE

The farm is NOT within an NVZ.

### AGRI-ENVIRONMENTAL SCHEMES

The land is currently not entered into any agri-environmental schemes.

### SPORTING & MINERAL RIGHTS

The sporting rights and mineral rights are included in the sale as far as they are owned.

### BOUNDARIES

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

### DIRECTIONS

A for sale board will be erected at the field entrance, marked by a X on the plan

### PLAN

The plan is for identification purposes only.



## OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

## 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 Mitchell Corney MRICS FAAV on 01969 622800 or mitchell@robinjessop.co.uk so that we can keep you informed of how we intend to conclude the sale.

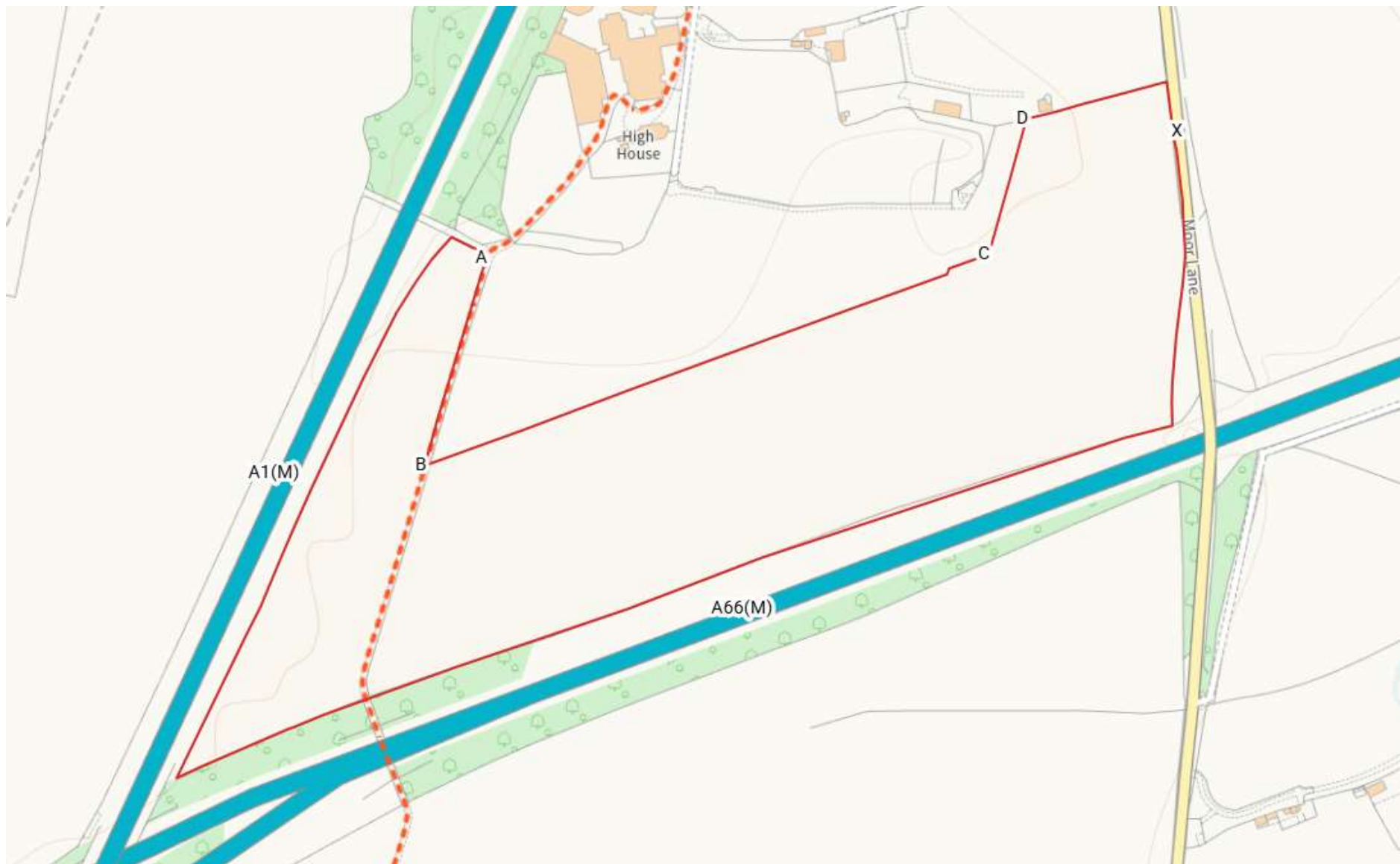
## MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

## VIEWINGS

Please make contact with Robin Jessop Ltd on (01969 622800) to arrange a viewing. When conducting a viewing, please keep all gates closed.





Plan for Identification Purposes Only

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