



# Robin Jessop

Chartered Surveyors, Auctioneers,  
Valuers, Land & Estate Agents



**100.45 ACRES (40.65 HA) APPROX OF PRIME ARABLE LAND AND WOODLAND  
SITUATED AT EXELBY, BEDALE, NORTH YORKSHIRE**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950  
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**100.45 Acres (40.65 Ha) Approx Of Prime Arable Land and Woodland  
Situated at Exelby, Bedale, North Yorkshire**

**FOR SALE AS A WHOLE OR IN 3 LOTS**

**Lot 1: 54.79 Acres (22.17 Ha) (shaded red)**  
**Lot 2 : 42.87 Acres (17.35 Ha) (shaded blue)**  
**Lot 3 : 2.79 Acres (1.13 Ha) (shaded green)**

**GUIDE PRICE: £10,000 PER ACRE**

**INTRODUCTION**

We have been favoured with instructions from Mr Peter Dyson & Mrs Heather Dyson to place the above parcels of prime arable land onto the open market.

**GENERAL SITUATION**

Bedale 2 miles, Exelby ½ mile, A.1(M) Interchange at Leeming Bar 2 miles, Londonderry ½ mile (all distances are approximate).

**LOT 1 : 54.75 ACRES (22.17 HA) (edged red)**

This block of prime arable land is situated on the eastern edge of the village of Exelby. The land has excellent roadside frontage off Green Gate Lane.

The land is a first class parcel of arable land which is currently sown to both winter wheat and winter barley.

It comprises a regular shaped field and it is a free-working loam, which has been well farmed. It is capable of producing some high yielding cereals, oil seeds, maize and potatoes.

Burtree Dike runs between both parcels.

**LOT 2 : 42.87 ACRES (17.35 HA) (edged blue)**

This parcel of prime arable land together with two small parcels of amenity woodland is accessed directly off the A6055 Leeming Bar to Sinderby road.

This land is a first class parcel of arable land together with two small parcels of amenity woodland and a small parcel of grass.

The land is free-working loam which is being well farmed.

The land is currently growing maize, potatoes and winter wheat.

**LOT 3: 2.79 ACRES (1.13 HA) (edged green)**

This parcel of land is situated between the villages of Exelby and Londonderry.

The land has direct access off Green Gate Lane.

The land is currently sown to winter wheat. However, it could easily be sown to grass.

## **GENERAL REMARKS & STIPULATIONS**

### **Viewing**

Possession of these particulars constitute permission to view the land at any reasonable time. If you have any questions, please contact either Andrew Dickins or Robin Jessop - 01677 425950. The land is clearly marked with Robin Jessop's "For Sale Boards".

### **Tenure**

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

### **Services**

There are no mains services to the land.

### **Boundaries**

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

The Vendors will erect and thereafter maintain a fence between points A, B & C within 2 months of completion of the sales.

### **Sporting, Timber & Mineral Rights**

The sporting, timber and mineral rights are included in the sale insofar as they are owned.

### **VAT**

Any guide prices quoted or discussed are exclusive of VAT.

### **Growing Crops**

The Vendor will harvest the growing crops this season. Completion is envisaged as soon as the crops have been harvested. Holdover will be granted on the growing crops of potatoes and maize.

### **Early Entry**

The Purchaser(s) will be granted early entry onto the stubbles on exchange of Contracts to enable them to carry out crop cultivations before completion.

### **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, it is understood the following:-

- I. There is a public footpath that crosses Lot I.

### **Farm Plan**

The plan is for identification purposes only. The field numbers and areas may vary from old Ordnance Survey Sheets, previous field data sheets or Land Registry maps and Title Deed Plans.

The Purchaser(s) will be deemed to have satisfied themselves as to the description of the property and any error or mistake cannot annul the sale and it does not entitle either party to compensation in respect thereof.

### **Environmental Scheme**

The land is NOT in a Stewardship Scheme.

### **Development Clawback Clause**

There is a development clawback clause in respect of Lot I, should the land ever be developed. The clawback will be for 30% uplift in value from the date of completion for a period of 25 years.

### **Drainage Rate**

The drainage rate is payable to the Swale & Ure Internal Drainage Board.

### **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 either Andrew Dickins MRICS FAAV or Robin Jessop FRICS FAAV; so that we can keep you informed of how we intend to conclude the sale.

## Money Laundering Regulations

The Purchaser(s) will be required to provide proof of identity to comply with Money Laundering Regulations and also proof of funds.

## USEFUL ADDRESSES

### Vendors Solicitor

Messrs Miller Law, Office 108, Alton House, 27-31 Grange Road,  
Darlington, Co Durham DL1 5NA – 07936 885125. Email:  
[EdwardMiller@millerlawuk.co.uk](mailto:EdwardMiller@millerlawuk.co.uk)

### Local Council

North Yorkshire Council, Civic Centre, Stone Cross, Northallerton,  
North Yorkshire DL6 2UU. Tele: 01609 779977.

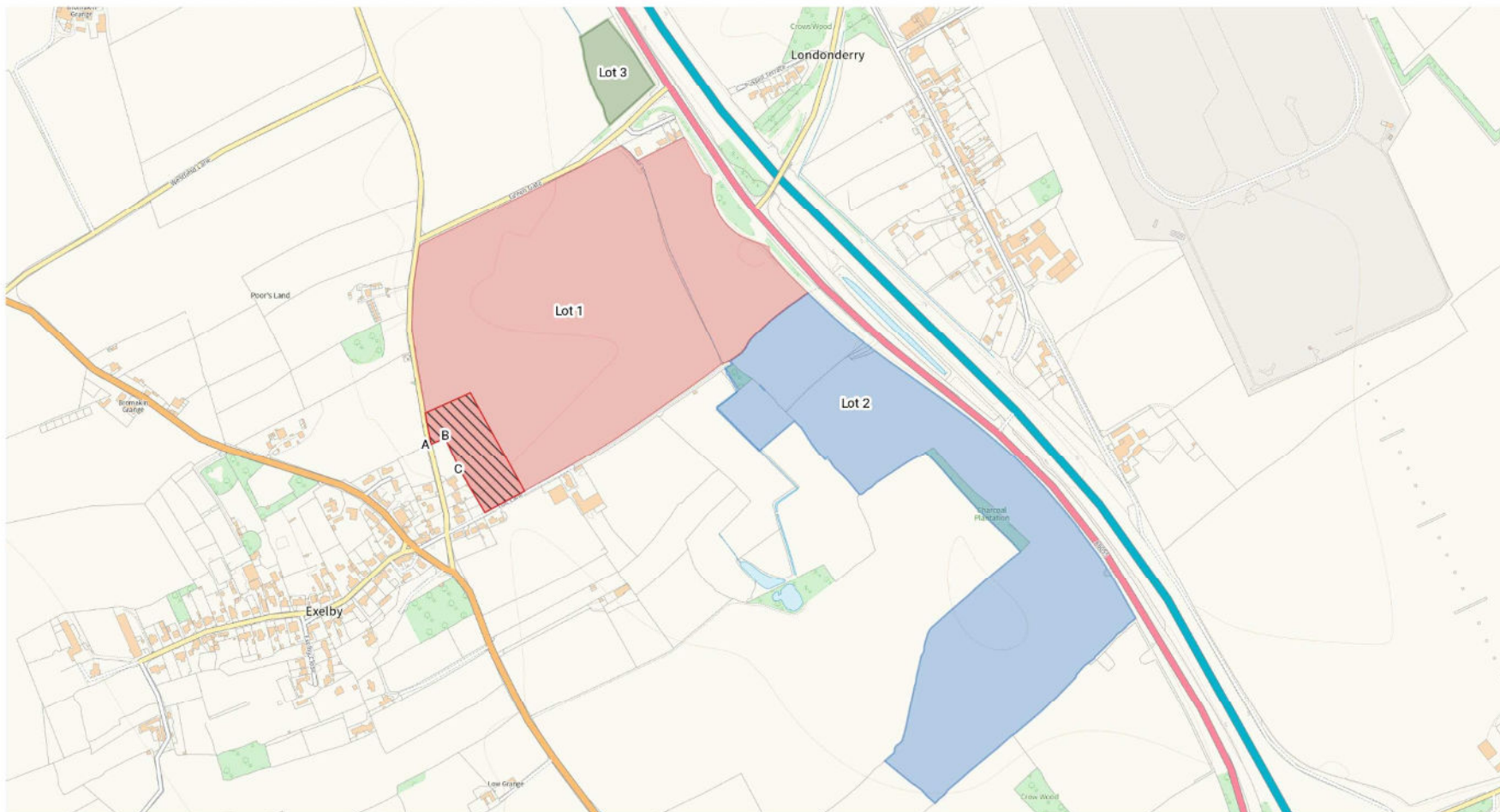
#### IMPORTANT NOTICE

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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200 m  
Scale 1:8489 (at A4)



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