



9.27 Acres of Grassland at Dalton Lane, Topcliffe,  
Thirsk, North Yorkshire

# 9.27 Acres of Grassland at Dalton Lane, Topcliffe, Thirsk, North Yorkshire, YO7 3HR

A Block of Grassland with Roadside Frontage and Fishing Rights Between the Villages of Dalton and Topcliffe.

- Good Roadside Access off Dalton Lane
- Ideal Equestrian Paddock or Livestock
- Frontage and Fishing Rights onto Cod Beck
- Attractive Grazing Paddock
- Paddock Extending to 9.27 Acres Approx
- Guide Price: £100,000

## SITUATION

Dalton 1 mile, Topcliffe 2 miles, Sessay 2.5, Thirsk 6 miles, Boroughbridge, Easingwold 10 miles (All distances are approximate).

The land is pleasantly situated just off Dalton Lane and in close proximity to the village of Dalton. The land is a useful grass paddock with roadside access. It is within an easy commute of the local villages such as Topcliffe, Sessay and the larger market town of Thirsk and Ripon.

## DESCRIPTION

The land extends to approx 9.27 acres of attractive permanent pasture, which is flat and benefits from roadside frontage. The land is currently laid to grass and would be ideal for equestrian purposes, grazing livestock or alternatively for those looking to plant trees or rewild.

The soil type is described as loamy clay and classified as grade 3 on the Agricultural Land Classification Map.

The land benefits from a natural water supply and fishing rights onto Cod Beck.

## GENERAL REMARKS & STIPULATIONS

### TENURE

The land is freehold with vacant possession. The site is registered with the Land Registry, comprising as Land Registry Title Numbers NYK167886 and NYK168704.

### 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.

### SERVICES

There are no mains services to the land.

### AGRI-ENVIRONMENTAL SCHEMES

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

### SPORTING & MINERAL RIGHTS

The sporting rights are included within 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. Where the boundaries are marked by an inward facing "T" marks, these boundaries are believed to be the responsibility of the purchaser(s).

## DEVELOPMENT CLAW-BACK CLAUSE

In the event that the Purchaser(s) or their successors in title obtain the formal grant of planning permission for development on the land within the next 25 years, there will be a payment to the Vendors or their successors in title of 30% of any increase in value over the existing use value.

Please note that the keeping of horses and ponies and the erection of stables for commercial / business purposes will not be regarded as development for the purposes of this claw-back clause and is therefore expressly permitted.

## DIRECTIONS

A for sale board will be erected at the field entrance on the southern boundary, along Dalton Lane. It is possible to park along the verge of by the field entrance.

## 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.

## IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest and preferably to confirm this in writing to ensure that you are kept informed with regard to the progress of the sale of this land. Email : [mitchell@robinjessop.co.uk](mailto:mitchell@robinjessop.co.uk).

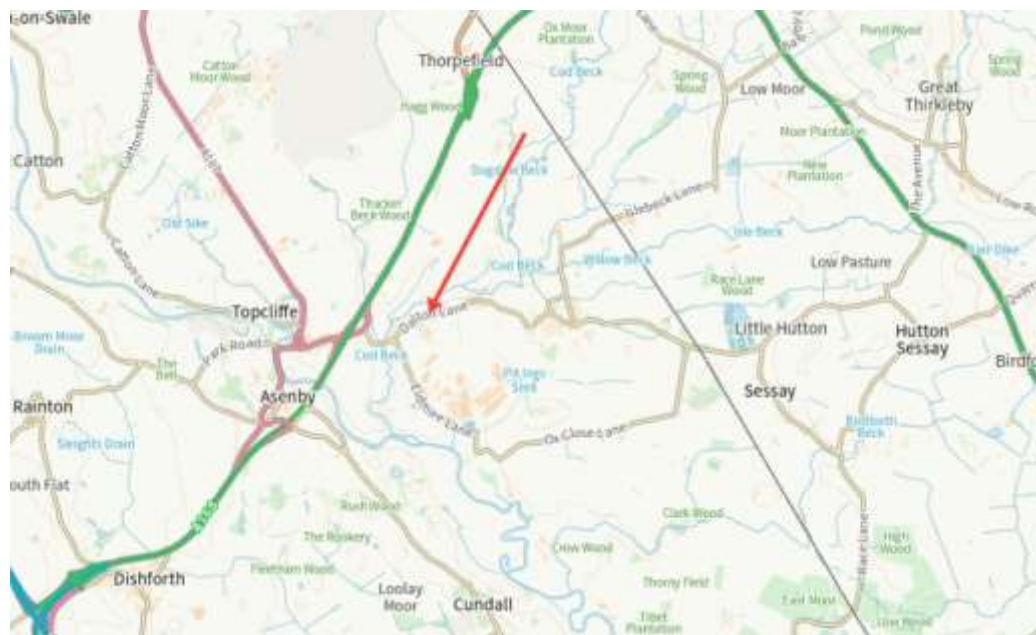


## MONEY LAUNDERING REGULATIONS

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 (01677 425950) to arrange a viewing. When conducting a viewing, please keep all gates closed as there may be sheep grazing.





4 North End, Bedale, North Yorkshire, DL8 1AB  
Tel: 01677 425950 E [info@robinjessop.co.uk](mailto:info@robinjessop.co.uk)

[www.robinjessop.co.uk](http://www.robinjessop.co.uk)

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY  
Tel: 01969 622800 E [info@robinjessop.co.uk](mailto:info@robinjessop.co.uk)



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