



137 Acres of Productive Arable and Grassland
Land at Easby, Richmond

137 Acres of Productive Arable and Grassland Land at Easby, Richmond

A Block of Productive Arable and Grassland on The Edge of a Popular Market Town, Available as a Whole or in Two Lots

- Lot 1 – 77.40 Acres of Arable and Grassland
- Lot 2 – 59.46 Acres of Arable and Grassland
- Accessible Location with Roadside Access
- Productive Agricultural Land
- Lot 1 - Guide Price: £600,000
- Lot 2 - Guide Price: £350,000

SITUATION

Richmond 1.5 mile, A1(M) Interchange at Brompton on Swale 2.4 miles, A66 Interchange at Gilling West 4 miles, Leyburn 10 miles, Northallerton 15 miles, Bedale 12 miles (All distances are approximate).

The land is situated in a popular and well sought after farming area on the edge of the market town of Richmond. It is in close proximity to the A1(M) and A66 which brings a number of other market towns such as Northallerton, Darlington and Bedale into reasonable commuting distance.

All the land benefits from roadside frontage onto the B6271.

DESCRIPTION

Lot 1: 77.40 Acres Approx. (edged and shaded Pink on the attached plan)

The land comprises a block of mainly productive arable land which extends to 77.40 Acres. Lot 1 also has a section of permanent pasture, as well as a pond and woodland. The arable land has been used to grow a variety of crops including winter cereals, oil seed rape and potatoes. The grassland is useful for grazing livestock. The land is well fenced for livestock and are regular good shaped blocks of land.

The land is classified as Grade 3 on the Agricultural Land Classification Map for England and Wales.

The land is accessed via a private farm track.

The purchaser will also be required to erect and maintain a stockproof boundary fence from points B–C and D–E.

The vendors are reserving a right of access over the existing track which runs from D–G.

Lot 2: 59.46 Acres Approx. (edged and shaded Yellow on the attached plan)

The land comprises a block of productive arable land which extends to 59.46 Acres. The land also has an area of rough grazing and mature woodland. The arable land has been used to grow a variety of crops including winter cereals, oil seed rape and potatoes. The grassland is useful for grazing livestock. The land is well fenced for livestock and are regular good shaped blocks of land.

The land benefits from access from the public highway. The access to the land has been marked by an "X" on the plan and also benefits from a right of way from points F–G.

The land is classified as Grade 3 on the Agricultural Land Classification Map for England and Wales.

The woodland is part of a woodland creation scheme. More details are available on request.

GENERAL REMARKS & STIPULATIONS TENURE

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

The site is currently registered with the land registry under part of title number NYK159163.

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. The Buyers of Lot 1 will have the benefit of a right of way over the tarmac farm track from points A–D for a 12 month period following completion.
2. Lot 1 has a Bridleway which runs on the Eastern Edge, marked by a dashed purple line.
3. Lot 2 has a bridleway (dashed Purple) which runs down it and also a footpath (dashed Brown) which has been marked on the attached plan respectively.
4. Lot 2 benefits from a right of way over Lot 1 from points F–G.
5. The vendors are reserving a right of access over the existing track which runs from D–G

SERVICES

The land has mains water. It will be the responsibility of the purchasers to install a sub meter within 6 months after completion or once livestock enters, whichever is sooner.

NITRATE VULNERABLE ZONE

The land is NOT within an NVZ.

AGRI-ENVIRONMENTAL SCHEMES

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

SPORTING & MINERAL RIGHTS

The sporting are understood to be included with the land as far as they are owned.

The mineral rights have been excluded from the sale.

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 for each lot, 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 Andrew Dickins MRICS FAAV Mitchell Corney MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

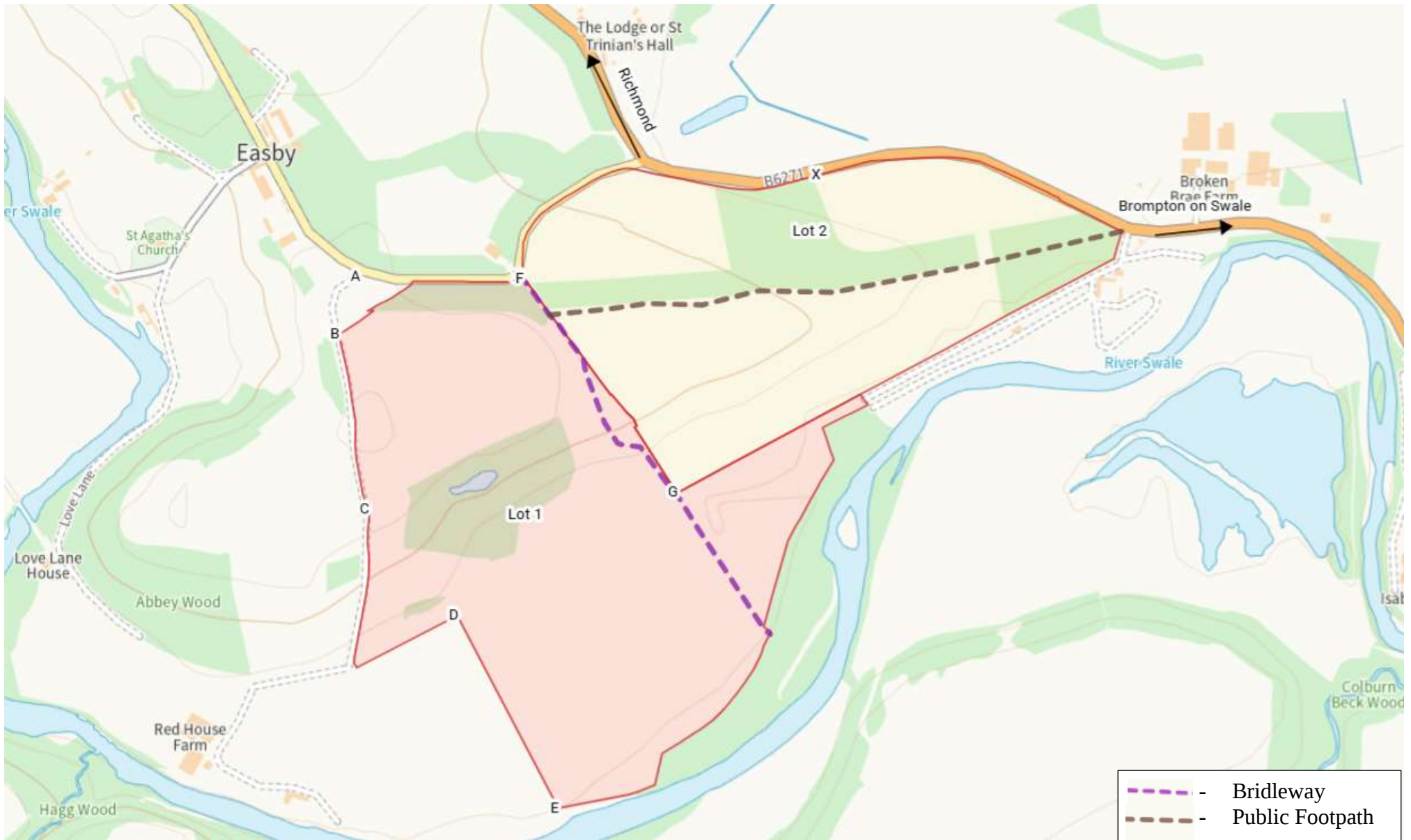
MONEY LAUNDERING REGULATIONS

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.





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