



13.93 Acres Approx of Productive Land Situated at
Marwood, Barnard Castle

13.93 Acres (5.64 Ha) Approx of Productive Land Situated at Marwood, Barnard Castle

A Block of Productive Arable or Grassland on the Edge of a Popular Market Town with Roadside Access and Stunning Views

- 13.93 Acres (5.64 Ha) of Productive Land.
- Suitable For Growing Cereal Crops, Grass or Grazing
- Accessible Location with Roadside Access
- Far Reaching Views of Open Countryside
- Nearby to Barnard Castle and Other Market Towns
- Guide Price Range: £100,000 - £150,000

SITUATION

Barnard Castle 2 ½ miles, A66 Interchange at Bowes 7 miles, A1(M) Interchange at Scotch Corner 16 miles, Darlington 17 miles, Richmond 17 miles, Kirby Stephen 24 miles (all distances are approximate)

The land is situated in the village of Marwood which is located north of the popular market town of Barnard Castle.

Barnard Castle offers a range of shops, services and amenities.

It is in close proximity to the A1(M) and A66 which brings a number of other market towns such as Northallerton, Richmond, Darlington and the centre of Durham into a reasonable commuting distance.

The land benefits from roadside access and good links to the local villages and other market towns.

DESCRIPTION

The land comprises a block of productive land which extends to 13.93 acres (5.64 Ha). Although it is now laid to grass it has previously been used to grow a range of cereal crops. The

land is found in a well shaped and regular parcel with good roadside access.

The land has well maintained dry stone wall boundaries and is currently separated into two main fields as well as a small garth. Equally the gateways between the fields mean that the land could easily be run as one unit. The roadside access for the land is marked by an X on the plan.

The land will attract a number of buyers including active farmers, investment buyers and those looking to re-wild.

The land is classified as Grade 4 in accordance with the Agricultural Land Classification Map.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold with vacant possession.

The site is currently registered with the land registry under the following title number DU341112.

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. Overhead power lines do cross the field running from north to south.

SERVICES

There are no mains services to the land.

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

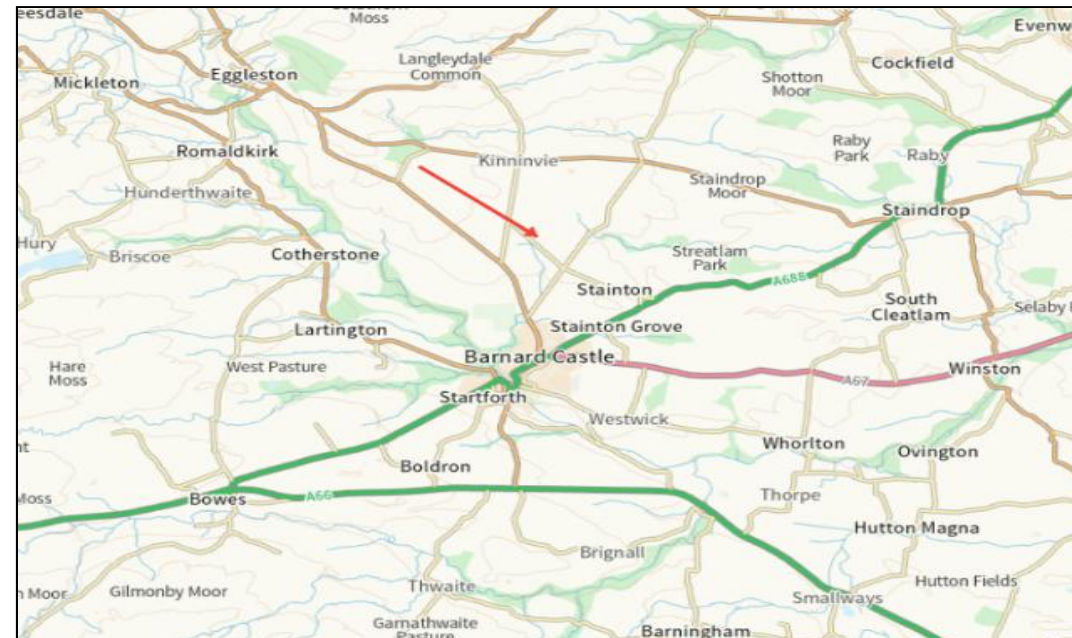
Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing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

VIEWINGS

Please make contact with Robin Jessop Ltd on 01677 425950 or 01969 622800 to arrange a viewing.

When conducting a viewing, please keep all gates closed.

If you are interested in the land, please register your interest with Mitchell Corney BSc (Hons) MRICS FAAV.





Plan for Identification Purposes Only

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