



Robin Jessop



Lot 1



Lot 1



Lot 2



Lot 2

**10 ACRES APPROX OF PERMANENT GRASSLAND WITH FISHING RIGHTS ON THE RIVER SEPH  
FANGDALE BECK, BILSDALE , NORTH YORKSHIRE TS9 7LE**

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# 10 ACRES APPROX OF PERMANENT GRASSLAND WITH FISHING RIGHTS ON THE RIVER SEPH FANGDALE BECK, BILSDALE, NORTH YORKSHIRE TS0 7LE

## FOR SALE AS A WHOLE OR IN 2 LOTS

**LOT 1: 6.129 ACRES APPROX WITH 436M OF SINGLE BANK FISHING RIGHTS ON THE RIVER SEPH (edged red) – Guide Price £45,000**

**LOT 2: 3.922 ACRES APPROX WITH 393M OF SINGLE BANK FISHING RIGHTS ON THE RIVER SEPH (edged blue) – Guide Price £30,000**

### SITUATION

Chopgate 4 miles, Helmsley 9 miles, Stokesley 11 miles, Teesside and Yarm 20 miles, Northallerton 22 miles (all distances are approximate).

This attractive block of grassland is conveniently situated just south of the small rural hamlet of Fangdale Beck approximately midway between the Market Towns of Stokesley and Helmsley in the picturesque North York Moors National Park. It has good roadside frontage along its entire length to the main B1257 road running between Stokesley and Helmsley.

### DESCRIPTON

#### **Lot 1: 6.129 Acres Approx (edged red)**

It comprises a very useful sound block of meadow land. It also benefits from fronting on its entire length to the River Seph with single bank fishing rights extending to 436m approx.

#### **Lot 2: 3.922 Acres Approx (edged blue)**

This comprises a productive parcel of permanent grassland.

It also benefits from fronting onto the River Seph on its entire length with single bank fishing rights extending to 393m approx.

These two parcels also have significant alternative use potential for natural capital, re-wilding and tree planting subject to obtaining any necessary consents. The land also has added potential of possessing bio-diversity, amenity and environmental opportunities.

It is also noteworthy that the ownership of agricultural land can have significant inheritance tax benefits.

Rarely does a stretch amounting to over 800m of fishing rights on the River Seph come onto the open market with some attractive pools. Potentially, it represents an opportunity to purchase some good fishing rights which combined with the riverside is also home to a wide variety of wildlife, fauna and flora.

### GENERAL REMARKS AND STIPULATIONS

#### Viewing

Viewing by appointment with Robin Jessop Ltd - 01677 425950.

Any queries please kindly contact Robin Jessop FRICS or Lauren Terry MRICS.

**Please note that there may be sheep grazing in the fields. Please ensure that all gates are kept closed.**

#### Tenure

The property is freehold and vacant possession will be given upon completion. Please note that the fishing rights are in hand. The land is registered with the Land Registry Title Number NYK125397.

#### Services

There are no mains services to the land.

#### Boundaries

The Vendors will only sell such interest as he may have in the boundary fences, walls, ditches, hedges and other boundaries separating this property from other properties not belonging to them.

Where the boundaries are marked by inward facing T marks, these will be the responsibility of the Purchaser(s) of Lot 1.

#### Sporting, Timber & Mineral Rights

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

## VAT

Any guide prices quoted or discussed are exclusive of VAT.

## Covenants, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether mentioned in these particulars or not.

Without prejudice to the foregoing it is understood that the following-:

1. There is understood to be a wayleave agreement with Northern Powergrid in respect of an overhead line in respect of Lot 1.
2. It is understood that there are **NO** public footpaths or rights of way which cross either lot.

## 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 the 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 does not entitle either party to compensation in respect thereof.

## Environmental Schemes

It is understood that both parcels of land are in the Sustainable Farming Incentive Scheme. This Scheme terminates in March 2027.

The land is sold subject to an existing and active Sustainable Farming Incentive (SFI) agreement,

which will expire on 31<sup>st</sup> March 2027. Both parcels are currently entered into the 'LIG1 – Manage Grassland with Low Inputs' option under the scheme. This option requires the land to be managed with limited fertiliser and chemical inputs in order to maintain and enhance soil health, biodiversity, and the environmental value of the grassland. Purchasers should be aware that the obligations and management requirements of the SFI agreement will transfer with the land and must continue to be complied with for the remainder of the agreement term.

## 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, you are seriously interested, then please register your interest, preferably by email with either Robin Jessop FRICS FAAV or Lauren Terry MRICS FAAV so that we can keep you informed of how we intend to conclude the sale. This is particularly important for those who have downloaded the sales particulars from our website.

In expressing interest in either lot, then kindly confirm whether your offer is a cash offer or subject to certain conditions.

## Money Laundering Regulations

Please note that if you are the successful purchaser(s) it is now a legal requirement for you to provide two forms of identification. This will need to be provided personally to our Bedale office. We will then take copies of both this and proof of funds which we will also require to comply with Money Laundering Regulations.

## Offers

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

## Useful Addresses

### Vendors Solicitors

Newtons, Martin House, 13 High Street, Stokesley, North Yorkshire TS9 5AD – 01642 711354. Acting Solicitor:- Kelly Quinn.

### Local Authority

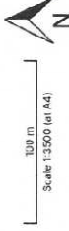
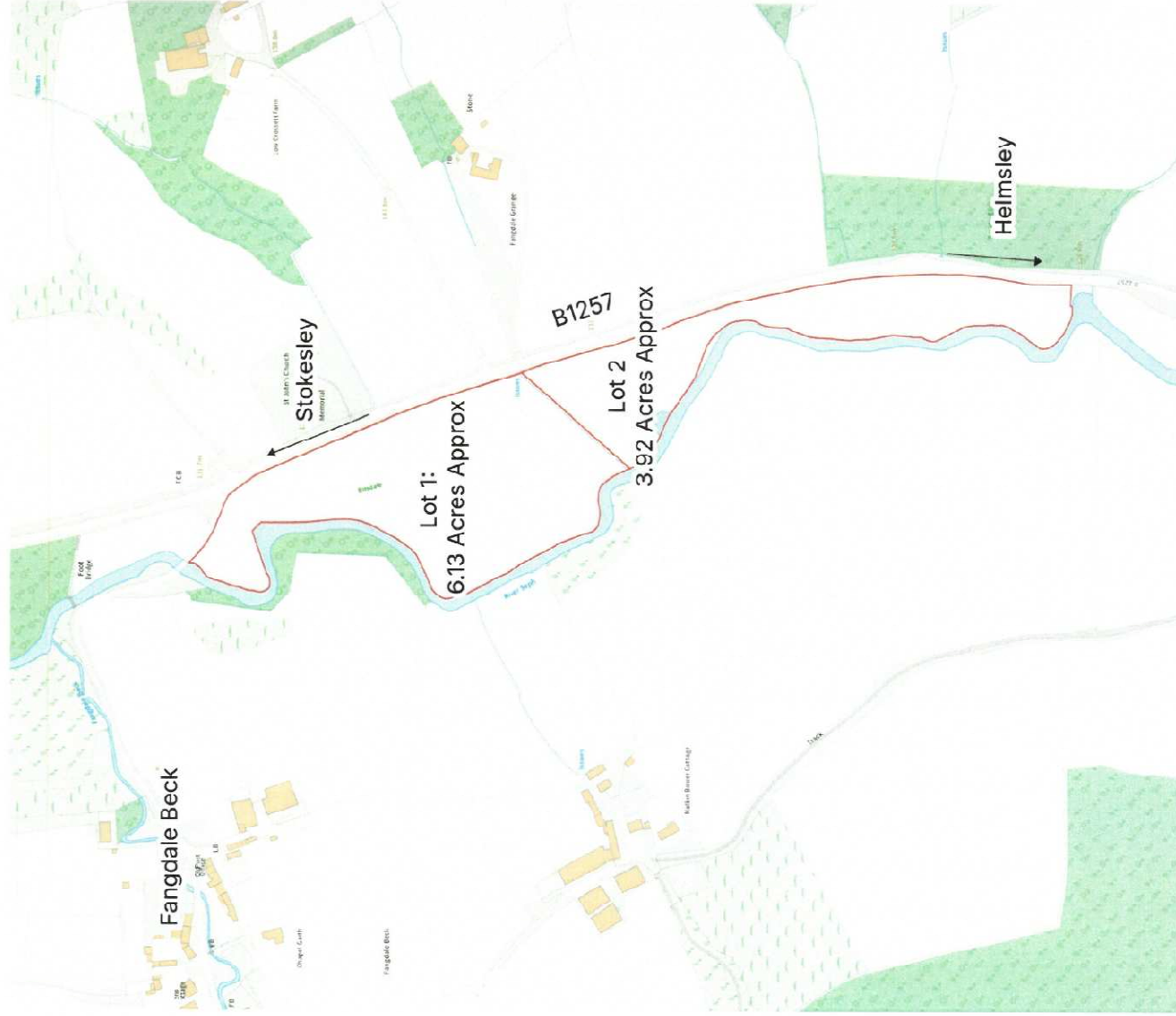
North York Moors National Park, The Old Vicarage, Bondgate, York YO62 5BP – 01439 772700.

### 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.



Plan for Identification Purposes  
Only

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