



RobinJessop



LOT 1 : 8.87 ACRES



LOT 2 : 7.53 ACRES

**16.4 ACRES APPROX OF PRODUCTIVE GRASSLAND SITUATED AT  
COLD KIRBY, THIRSK, NORTH YORKSHIRE YO7 2HL**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950  
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## 16.4 APPROX OF PRODUCTIVE GRASSLAND COLD KIRBY, THIRSK, NORTH YORKSHIRE YO7 2HL

### FOR SALE AS A WHOLE OR IN 2 LOTS

**LOT 1: 8.87 ACRES APPROX (edged green)    GUIDE PRICE : £70,000**

**LOT : 7.53 ACRES APPROX (edged blue)    GUIDE PRICE : £60,000**

#### **SITUATION**

Old Byland 1½ miles, Sutton Bank 2 miles, Helmsley 5 miles, Thirsk 8 miles (all distances are approximate).

These two parcels of grassland are conveniently situated on the northern outskirts of the picturesque village of Cold Kirby within the North York Moors National Park. They are shown edged green and blue respectively on the attached plan.

Both have the benefit of good roadside frontage. Lot 1 has frontage onto Cold Kirby and Back Lane leading out of the village towards Old Byland and Rievaulx. Lot 2 fronts onto Cold Kirby Road.

#### **DESCRIPTON**

Both parcels comprise regular shaped fields with productive permanent grassland with well maintained hedges.

These two parcels also have significant alternative use potential for Natural Capital, rewilding and tree planting, subject to

obtaining any necessary consents. This 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.

#### **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 also note that there may be livestock grazing in the fields and therefore please ensure that all gates are kept closed.**

##### **Tenure**

The land is freehold and vacant possession will be given on the 1<sup>st</sup> October 2026. It is currently let on a temporary Grazing Licence.

#### **Services**

There are no mains services. The current water supply will be disconnected.

#### **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 with an inward facing "T" mark, these will be the responsibility of the Purchaser(s).

#### **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. It is noteworthy, however, that there are no public footpaths crossing this land.

#### **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 and 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 for compensation in respect thereof.

### Environmental Schemes

It is understood that the land is not subject to any environmental schemes.

### Sporting Rights

The Sporting Rights have been reserved out to a third party in a previous conveyance. They are **not** included in the sale.

### 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 Robin Jessop FRICS 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

Eccles Heddon, Hurstwood Business Centre,  
Thirsk Industrial Park, York Rd, Thirsk YO7 3BX.  
Tel : 01845 522324.  
Acting Solicitor : Mr Oliver Riley  
Email : oliver.riley@eccles-heddon.com>

#### Local Authority

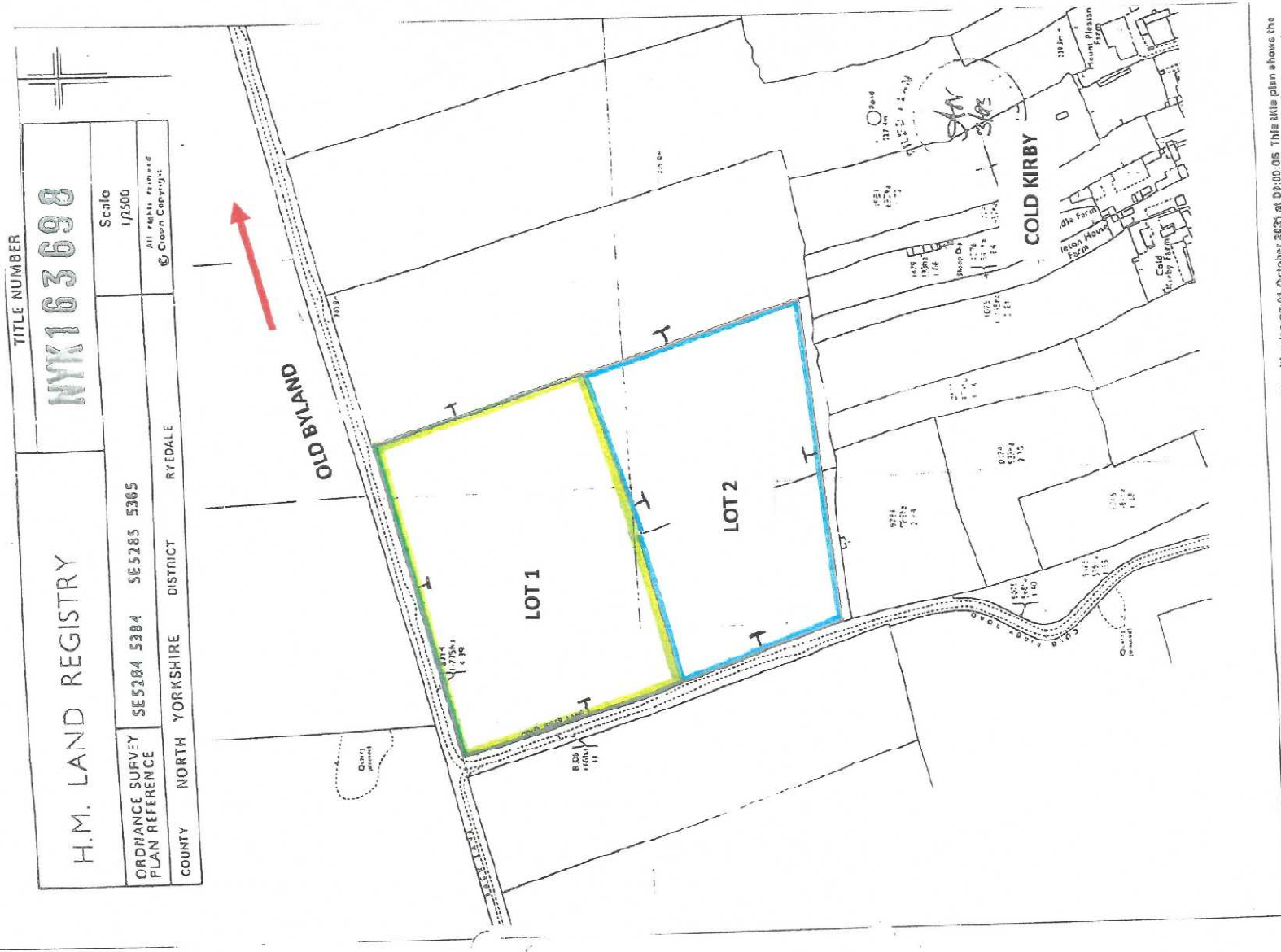
North York Moors National Park, The Old Vicarage, Bondgate, York YO62 5BP – 01439 772700.

#### 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:

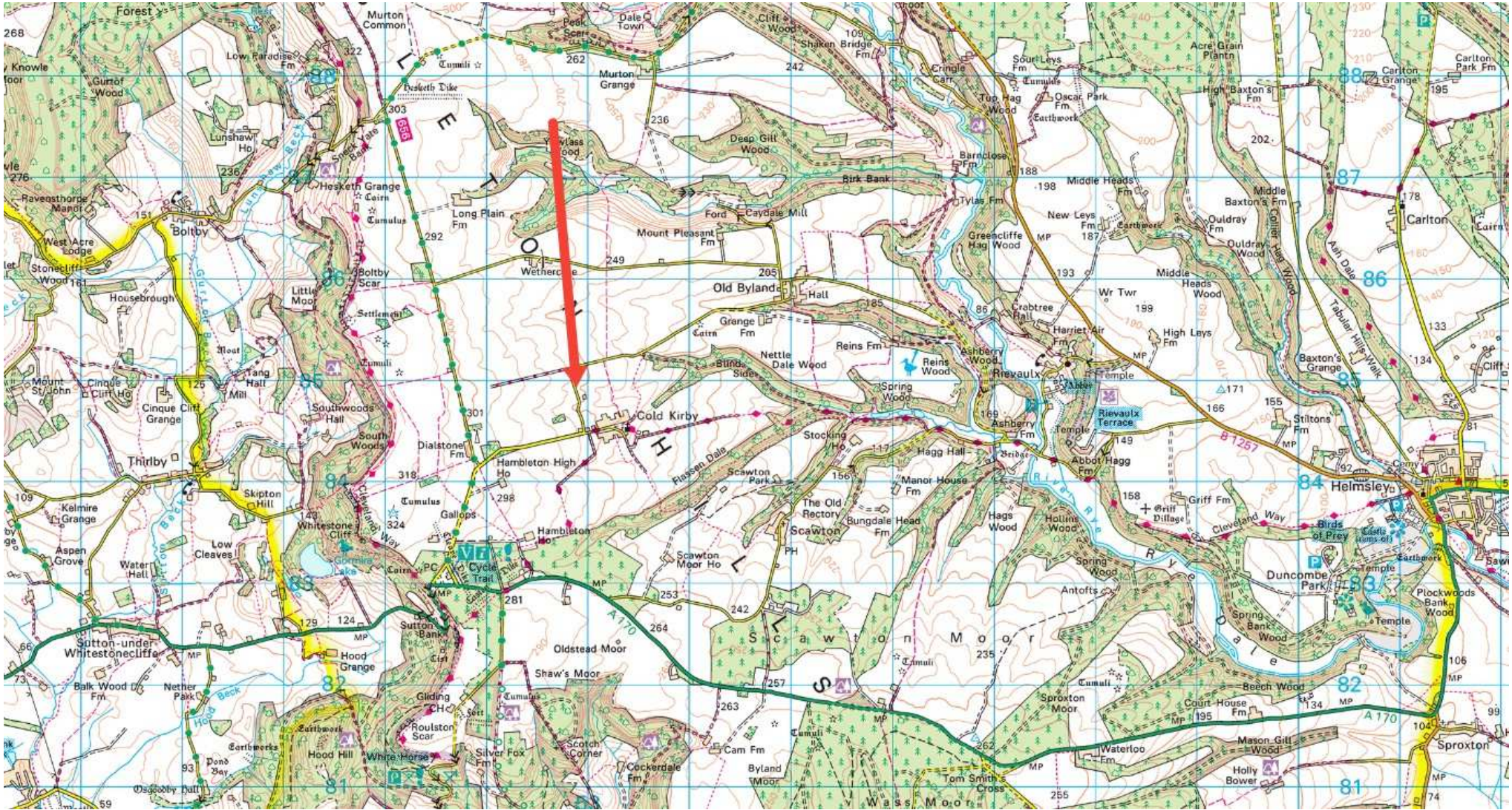
- Ⓜ These particulars are intended to give a fair and reasonable overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional 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.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 01 October 2024 at 09:00:05. This title plan shows the general position, not the exact line of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements taken on the ground.

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