



92.04 Acres (37.25 Ha) of Prime Arable Land at Bolton-on-Swale, Richmond



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## For Sale as a Whole or in 2 Lots

- Lot 1: 45.56 Acres (18.44 Ha) Approx (shown edged Red)
- Guide Price: £450,000
- Lot 2: 46.48 Acres (18.81 Ha) Approx (shown edged Blue)
- Guide Price: £450,000
- Prime Arable Land
- Good Accessible Location

### SITUATION

Scorton 0.5 miles, Catterick A1(M) Interchange 3.5 miles, Richmond 6 miles, Northallerton 10 miles, Darlington 12 miles, Teesside 17 miles, York 45 miles (all distances are approximate).

The land is located to the west of the village of Bolton on Swale. It is well placed for the local market towns of Richmond, Northallerton and Darlington. The land benefits from roadside frontage onto Bolton Road which runs between Scorton and Northallerton.

The land is also in close proximity to the A.1(M) which allows access to the wider regional road networks.

The land offers an exceptional opportunity to acquire a block of arable land in a well thought of agricultural area.

### Lot 1: 45.56 Acres (18.44 Ha) Approx (edged red)

Lot 1 comprises a block of 45.56 acres approx. of prime arable land. It is accessed

just off the public highway on a lane named **Lot 2: 46.48 Acres (18.81 Ha) Approx (edged blue)** Flat Lane which runs around three sides of the

land. The land features large open fields which are more than suitable for modern agriculture. Lot 2 comprises a 46.48 acre block of arable land just south of Lot 1. The land is accessed in the southern corner off the public highway and again features a good sized open field and a public footpath runs along Flat Lane on which is more than suitable for modern agricultural practices. The boundaries have been well maintained and the northern edge.

The land has been very well farmed and is capable of growing a range of cereal crops, oil seed rape and potatoes. It is also classified as Grade 2 Agricultural Land in accordance with the Agricultural Classification for England & Wales.

The land is capable of growing a range of agricultural crops such as cereals, oil seed rape and potatoes. The land has been well farmed and is currently classified as Grade 2 in accordance with the Agricultural Land Classification Maps for England & Wales.

### Previous Cropping History

Year	6708	9817
2026	Spring Beans	Spring Beans
2025	Winter Barley	Spring Barley
2024	Spring Barley	Winter Wheat
2023	Winter Wheat	Winter Wheat
2022	Spring Beans	Spring Beans

The land is subject to a Farm Business Tenancy which runs until the 31<sup>st</sup> August 2027.

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### GENERAL REMARKS & STIPULATIONS

#### TENURE

The land is freehold, however it is subject to an Farm Business Tenancy which runs until 31<sup>st</sup> August 2027.

#### 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. There are no public footpaths crossing either lot.

#### SERVICES

There is a water main located on the roadside and as marked by a WM on the plan.

#### NITRATE VULNERABLE ZONE

The land is not located in an NVZ.

#### SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in 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. Where the boundaries are marked by an inward facing 'T' they will be the responsibility of the purchaser(s).

## 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 Robin Jessop FRICS FAAV or Mitchell Corney BSc (Hons) 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.

## ACREAGES

The acreages stated in the advertising material have been Rural Payment Agencies digital maps and are for guidance purposes only. Neither the vendors nor Robin Jessop Ltd accept any liability for any discrepancies in the stated areas, and interested parties should satisfy themselves as to the accuracy of the acreage.

## VIEWINGS

Please make contact with Robin Jessop Ltd on (01677) 425950 to arrange a viewing. When conducting a viewing, please keep all gates closed.

## HEALTH & SAFETY

Prospective purchasers are asked to be vigilant due to the hazards of a working farm. Please take care around uneven ground, livestock and machinery.

## VAT

VAT is not chargeable on this property. In the event that the sale of the property or any part of it becomes a chargeable supply for the purposes of VAT, such tax is to be payable in addition.



