



61.23 Acres (24.78Ha) of Prime Arable Land
Situating at Arkendale between Boroughbridge and Knaresborough



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FOR SALE AS A WHOLE

- Guide Price : £735,000
- Grade II Arable Land
- Accessible to the A1(M)
- Capable of Growing High Quality Crops
- Single Block of Land
- Viewing by Appointment Only

SITUATION

Arkendale ½ mile, Minskip 2½ miles, Staveley 2 ½ miles, Copgrove 3 ½ miles, Knaresborough 4 ½ miles, Boroughbridge 5 miles, Harrogate 8 miles (all distances are approximate).

This prime parcel of arable land is shown edged red on the attached plan.

The land is well situated lying just to the north of the village of Arkendale and to the south of Minskip Village in this renowned farming area. (refer to location plan).

DIRECTIONS/ACCESS

From just north of the village of Arkendale, proceed along Riffa Lane which is shown marked orange on the attached plan.

To the south of the village of Minskip, proceed along the main A6055 road and turn onto the minor road known as Forms House Lane (coloured blue on the plan). For Sale Boards are positioned at points marked 'SB' on the attached plan.

DESCRIPTION

This is a prime block of arable land which has been well farmed. It is currently in a well established crop of Winter Wheat (variety : Dawson) and is also capable of producing some good crops of cereals and Oil Seed Rape.

This is a very useful and productive parcel lying in one block which is accessed both from the north along Forms House Lane and from the south along Riffa Lane. It is classified as Grade 2 in accordance with the Agricultural Land Classification for England and Wales.

PREVIOUS CROPPING HISTORY

Year	Crop
2025	Winter Wheat
2024	Oil Seed Rape
2023	Winter Barley
2022	Winter Wheat

GENERAL REMARKS & STIPULATIONS TENURE

The land is freehold and is sold with the benefit of vacant possession once the Vendor has

harvested the crop of Winter Wheat. It is registered with the Land Registry, Title No. NYK22793.

EASEMENTS, RIGHTS OF WAY & 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 within these sales particulars. It is sold subject to the following:-

1. It has the benefit of a right of way along Forms House Lane. It is also understood that the Vendor has obtained a prescriptive right of way along Riffa Lane.
2. It is understood that there is a public right of way running along the western boundary on Forms House Lane and outside the Southern Boundary on Riffa Lane.
3. There is a Northern Powergrid overhead electric line which crosses the land, for which the normal Wayleave rental is payable.

SERVICES

There are no mains services to the land.

NITRATE VULNERABLE ZONE

The land is located in an NVZ.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are not owned and were reserved out in a previous conveyance to a third party.

ENVIRONMENTAL SCHEMES

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

BOUNDARIES

The Vendor will only sell such interest (if any) which he has in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

BASIC PAYMENT SCHEME (BPS)

The land is registered with the Rural Payments Agent although no Basic Payment Scheme (BPS) Entitlements are included within the

sale. Any future De-linked payments will be retained by the seller.

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 FAACV 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 and that is to say a driving licence or passport and the other being a statement confirming your current address.

ACREAGES

The acreages stated in the advertising material have been based on Rural Payment Agency Digital Maps and are for guidance only, neither the Vendor 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.

HEALTH & SAFETY

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the Vendor or the Agents.

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.

USEFUL ADDRESSES

VENDOR'S SOLICITORS

Messrs Clarion, Elizabeth House, 13-19 Queen Street, Leeds, LS1 2TW.

Acting Solicitor : Alison Batty

Email : alison.batty@clarionsolicitors.com

Tel : 0113 246 0622

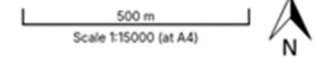
NORTH YORKSHIRE COUNCIL

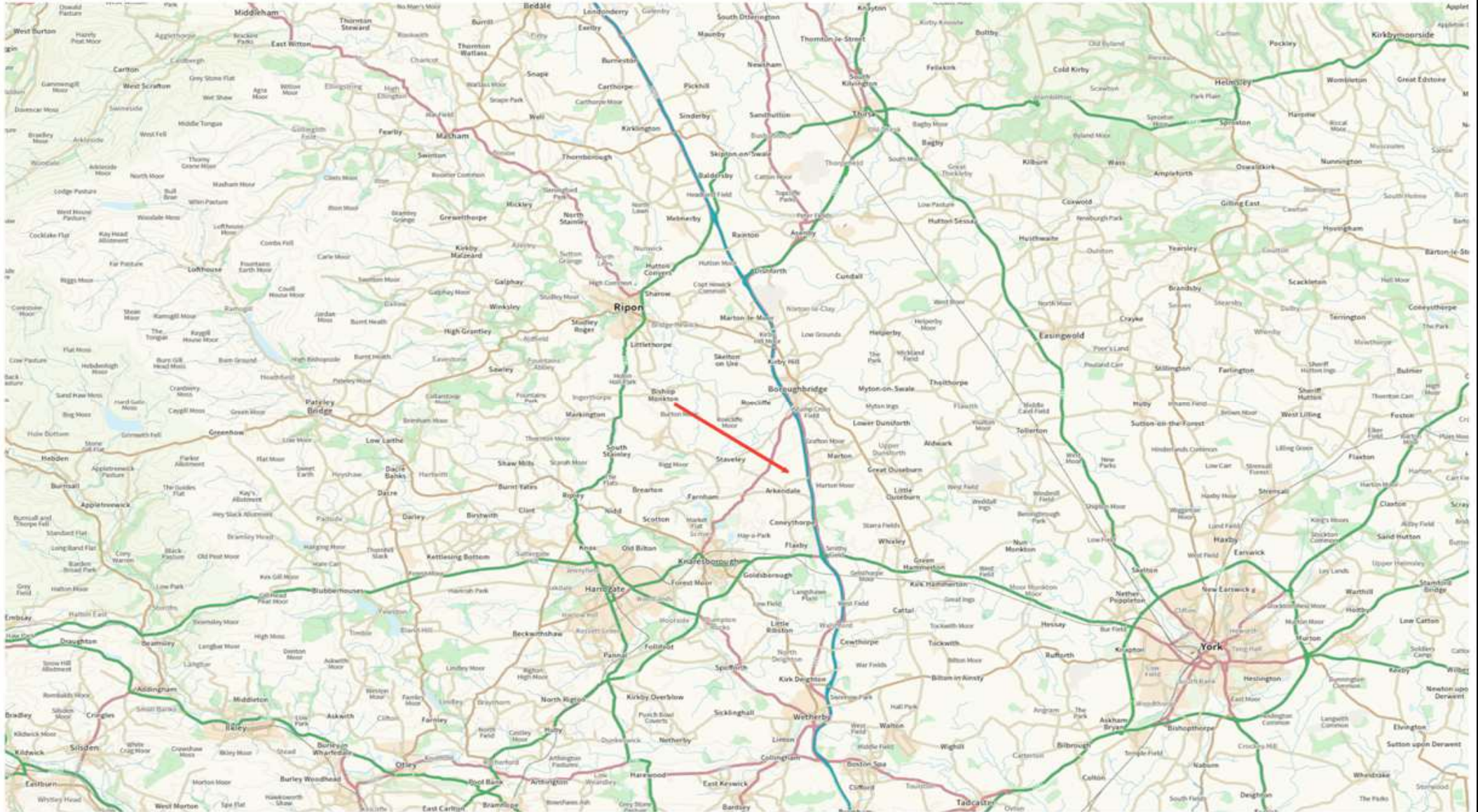
County Hall, Racecourse Lane, Northallerton, North Yorkshire DL7 8AD Tel : 0300 1312131





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5 km
Scale 1:250000 (at A4)





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