



103.89 Acres (42.04 Ha) Approx of Prime Grade II Arable,  
Grassland and Amenity Woodland Situated at Sharow, Ripon



# 103.89 Acres (42.04 Ha) Approx of Prime Grade II Arable, Grassland and Amenity Woodland Situated at Sharow, Ripon

## A prime Block of Arable, Grassland and Woodland Situated Close to the Historic City of Ripon

- For Sale as A Whole or in Two Lots
- Secluded Yet Accessible Location
- Lot 1 – 46 Acres of Arable, Grassland & Woodland
- Lot 2 – 57.89 Acres of Arable
- Lot 1 - £320,000
- Lot 2 - £530,000
- As a Whole - £850,000

### SITUATION

Ripon 1 ½ miles, Cop Hewick 1 ½ miles, Thirsk 11 miles, A.1(M) Interchange 4 miles, Boroughbridge 8 miles (all distances are approximate)

The land is pleasantly situated in a popular and well sought after farming area on the edge of the historic City of Ripon. The A1(M) Interchange brings both Boroughbridge, Bedale and Thirsk into reasonable commuting distance.

The land is accessed off Lowfield lane, Sharow.

### DESCRIPTION

#### LOT 1

Lot 1 extends to 46 acres and comprises 18.24 acres of arable, 20.49 acres of grassland and 7.27 acres of woodland.

The land has been well farmed and provides potential purchasers with the opportunity to either continue in arable rotation or to sow grass.

The land is shaded red on the attached plan.

Please note the white areas are not owned by the vendor and therefore are not included in the sale.

#### LOT 2

Lot 2 extends to 57.89 acres and comprises a block of productive Grade II arable ground, previously used to grow winter cereals, oil seed rape, potatoes, and maize. It has been direct drilled with a cover crop.

There is a dilapidated agricultural building included within the sale.

The land is shaded blue on the attached plan.

### GENERAL REMARKS & STIPULATIONS

#### TENURE

The land is freehold and vacant possession will be available upon completion.

#### 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.

Without prejudice to the foregoing:-

1. The Purchaser(s) of Lot 2 will be granted a right of way over the access track between points A – B and the Purchaser(s) of Lot 2 will be granted a right of way over the access track between points B – C.
2. The Purchaser(s) of each lot will contribute 50% towards the maintenance of this track between points A – B.
3. The purchaser of Lot 2 will contribute 50% towards the maintenance of the track between points B – C.
4. There is a public footpath crossing Lot 2 which follows the boundary of the land

#### SERVICES

There is no mains water supply to the land.

#### NITRATE VULNERABLE ZONE

The land is currently in an NVZ.

#### SPORTING & MINERAL RIGHTS

The sporting rights including the fishing rights are reserved out and do not form part of the sale.

The mineral rights have been excluded from 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.

### 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 Andrew Dickins MRICS FAAV or Lauren Terry 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.

## VIEWINGS

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

## WHAT3WORDS

Low Field Lane -///decency.saunas.cashiers  
Field Access - ///sizes.eradicate.posed



