



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



**89.18 ACRES (36.09 HA) APPROX OF PRIME ARABLE LAND
SITUATED SOUTH OF THORNTON WATLASS, RIPON, NORTH YORKSHIRE**

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89.18 ACRES (36.09 HA) APPROX OF PRIME ARABLE LAND
Situated South of Thornton Watlass, Ripon, North Yorkshire

FOR SALE AS A WHOLE

- **Excellent Roadside Frontage**
- **Single Parcel of Land**
- **No Mains Water**
- **On The Market For The First Time In Over 100 Years**

GUIDE PRICE: £10,000 PER ACRE

INTRODUCTION

We have been favoured with instructions from Mr Colin Thompson and Mrs Ellen Thompson to place this prime parcel of arable land onto the open market following their decision to retire. The land has been in the Thompson Family for the past 100 years.

SITUATION

Thirn 1 ¼ miles, Thornton Steward 4 miles, Bedale 3 miles, Masham 4 miles, Ripon 11 miles (all distances are approximate).

The land has excellent roadside frontage onto Watlass Moor Lane and Watlass Lane, both access roads lead to the B6268 which leads from Bedale to Masham. The land is therefore well placed between the market towns.

DESCRIPTION

This prime block of arable land is situated on the southern edge of the rural village of Thornton Watlass. The land has excellent roadside frontage onto both the local access roads. The gates are marked on the attached plan with a "G".

The land is a first class parcel of arable land currently growing winter wheat and winter barley. Previous crops have included winter oil seed

rape and potatoes. However, potatoes have not been grown on the land since the late 1970's.

The field comprises a regular shaped field and it is a free-working loam which has been well farmed. It is capable of growing some high yielding crops of cereals and oil seeds.

The land is free draining.

GENERAL REMARKS & STIPULATIONS

Viewing

Possession of these particulars constitute permission to view the land at any reasonable time. If you have any questions, please contact either Andrew Dickins - 01677 425950. The land is clearly marked with Robin Jessop's "For Sale Boards".

Tenure

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

Services

There are no mains services to the land.

Boundaries

The Vendor will only sell such interest (if any) as he may have in the boundary fences, walls, ditches and hedges and other boundaries separating this land from other properties not belonging to him.

The Vendors will erect and thereafter maintain a fence between points A, B & C within 2 months of completion of the sales.

Sporting, Timber & Mineral Rights

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

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Growing Crops

The Vendor will harvest the growing crops this season. Completion is envisaged as soon as the crops have been harvested.

Early Entry

The Purchaser(s) will be granted early entry onto the stubbles on exchange of Contracts to enable them to carry out crop cultivations before completion.

Easements & Rights of Way

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

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 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 it does not entitle either party to compensation in respect thereof.

Environmental Scheme

The land is NOT in a Stewardship Scheme.

Development Clawback Clause

There is a development clawback clause in respect of the land hatched blue, should the land ever be developed. The clawback will be for 30% uplift in value from the date of completion for a period of 40 years.

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 either Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations

The Purchaser(s) will be required to provide proof of identity to comply with Money Laundering Regulations and also proof of funds.

USEFUL ADDRESSES

Vendors Solicitor

Messrs Eccles Heddon, 5 South End, Bedale, North Yorkshire DL8 2BJ – 01677 422422. Acting Solicitor: Mr Oliver Riley. Email: oliver.riley@eccles-heddon.com

Local Council

North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU. Tele: 01609 779977.

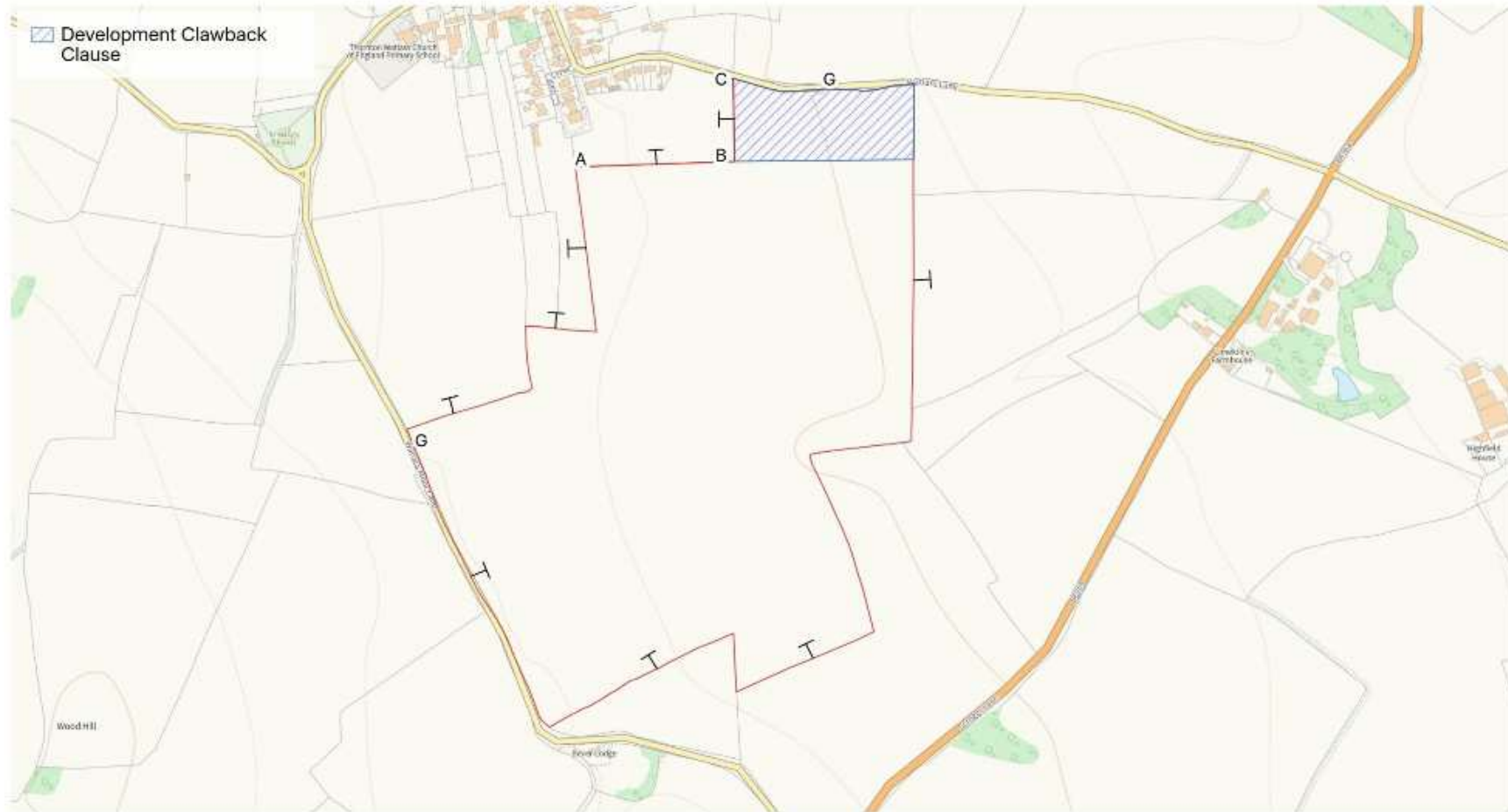
IMPORTANT NOTICE

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





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