

LAND AT WILLOW VIEW FARM

Catton Lane, Topcliffe



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT WILLOW VIEW FARM

CATTON LANE, TOPCLIFFE, YO7 3SA

APPROXIMATELY 24.26 ACRES (9.82 HECTARES) OF GRADE 2 & 3
PASTURE AND ARABLE LAND WITH GOOD ROAD FRONTAGE IN AN
ACCESSIBLE LOCATION CLOSE TO TOPCLIFFE

- Lot 1 - Approximately 7.33 acres (2.97 hectares)
of pasture/meadow land with road frontage and water.
- Lot 2 - Approximately 16.93 acres (6.85 hectares)
of good quality arable land with road frontage.

FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN TWO LOTS



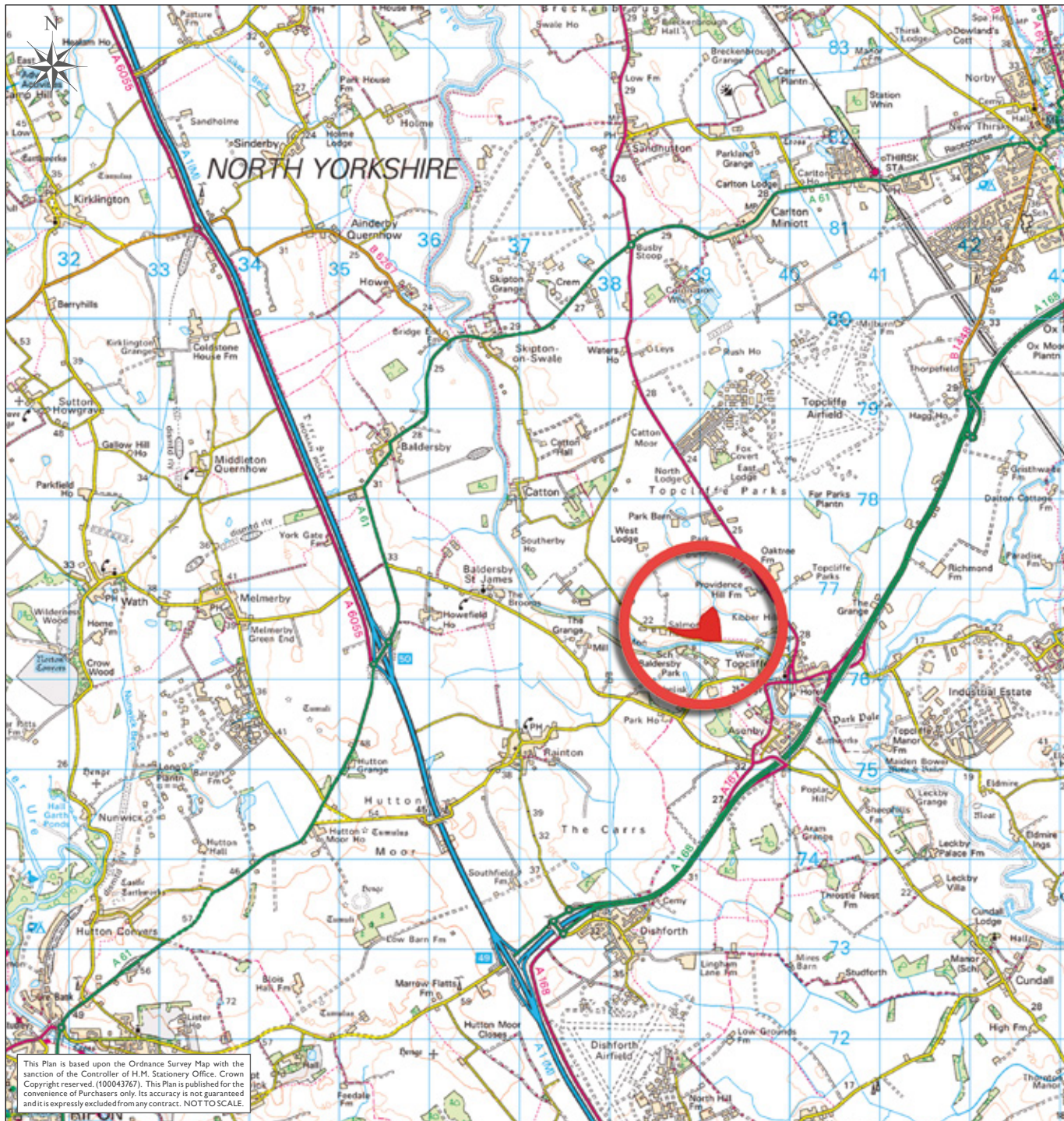
5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

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LOCATION

The land is situated to the north of Catton Lane approximately ¼ mile north west of Topcliffe Village and with good access to the A167, which in turn connects to the A61 and A1(M).

Topcliffe is approximately 5 miles south west of Thirsk and 27 miles north west of York and is an attractive village with a mix of period and more modern properties on the banks of the River Swale. The village has a shop/post office, surgery, primary school, two public houses (Angel and Swan) and church (St Columba's) and benefits from excellent road links via the A168 and A167 to the A19 and A1(M). A more extensive range of facilities and amenities are available at Thirsk.

DESCRIPTION

The land extends to approximately 24.26 acres (9.82 hectares) of pasture/meadow and arable land classified as Grade 2 & 3 under the DEFRA Land Classification Scheme and is characterised as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Topographically, the land varies from being flat to gently undulating and ranges from 25 metres to 20 metres above sea level. It has good road frontage and can be accessed directly off Catton Lane.

Lot 1 (Field Number 9050) comprises an attractive slightly undulating field extending to approximately 7.33 acres of Grade 3 meadow/pasture land with road frontage and a mains water supply. The land has been mown for hay/silage and provides good quality grazing. The boundaries are enclosed by a combination of hedges and post and wire fencing with a number of mature oak, ash and sycamore trees. The land has amenity/lifestyle appeal and offers equestrian or leisure use potential subject to the necessary planning and statutory consents.

Lot 2 (Field Number 1258) is a Grade 2 arable field of circa 16.93 acres with good road frontage. The field is topographically level and enclosed by hedges and an open ditch (Old Sike) along part of the northern boundary. The land is currently down to a maize crop but offers versatile cropping and has grown good crops of wheat and barley in previous years with wheat yields in the order of 4 tonnes per acre.

Lot	Field No.	Area (Ac)	Land Use / Cropping
1	9050	7.33	Pasture/meadow with the benefit of a water supply
2	1258	16.93	Arable maize
Total		24.26	

The land does not fall within a Nitrate Vulnerable Zone (NVZ) but is within the Swale & Ure Drainage Board area and subject to drainage rates.

GENERAL INFORMATION

Basic Payment Scheme (BPS)

The land is registered with the Rural Payments Agency although no Basic Payment Scheme (BPS) Entitlements are included within the sale. Any future de-linked payments will be retained by the sellers.

Grants and Schemes

The land is not currently entered into either a countryside stewardship or Sustainable Farming Incentive (SFI) scheme or any other environmental agreements but offers the opportunity of entering such schemes as well as wider natural capital opportunities such as Biodiversity Net Gain (BNG).

Designations

The land falls outside the Nitrate Vulnerable Zone (NVZ) and we are not aware of any other designations.





Access

Both Lots 1 and 2 have direct access from Catton Lane, an adopted but unclassified road maintained by North Yorkshire County Council, which connects to the A167.

Drainage Rates

The land lies within the Swale & Ure Internal Drainage Board area and is liable to drainage rates.

Method of Sale

The land is offered for sale by private treaty as a whole and in two lots. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.

Tenure

The land is registered with HM Land Registry under Title Number NYK416409 and is to be sold Freehold with vacant possession on legal completion subject to a right of holdover for the maize crop.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A public footpath (Reference number 10.161/6/1) runs along part of the southern boundary of Lot 1 and the entire southern boundary of Lot 2.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

Services

Lot 1 has the benefit of a mains metered water supply with a sub-meter to Salmon Hall. The purchaser will be responsible for the meter on completion of the sale subject to existing supply arrangements to Salmon Hall.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are understood to rest with the land and will be delineated on the transfer plan by "T Marks" in accordance with the information we have been provided.

Local Authority

North Yorkshire County Council County Hall, Racecourse Lane, Northallerton, DL7 8AD.

T: 0300 131 2131

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Ingoing Valuation and Holdover

If the sale completes either before or significantly after the 2026 harvest, the purchaser(s) will be obliged to take over and pay for all growing crops, in addition to the purchase price, based on cultivations, seeds, fertilizers and sprays together with an appropriate element of enhancement and alongside any remaining stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and the invoiced costs of seeds, fertilisers and sprays applied plus enhancement value if applicable.

The Seller reserves a right of holdover for the maize crop growing on Lot 2.

Directions (YO7 3SA)

The land is situated off Catton Lane approximately ¼ mile north west of Topcliffe Village and has good access to the A167, which in turn connects to the A61 and A1(M).

Lot 1 what3words: ///hero.promotion.funded

Lot 2 what3words: ///cocktail.unloaded.latched

Viewing

The land can be viewed during daylight hours subject to holding a set of the sales particulars and being registered with the Selling Agents GSC Grays, 5 & 6 Bailey Court, Colburn Business Park, Richmond, DL9 4QL.

T: 01748 829 203

E: farmagency@gscgrays.co.uk

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written

confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation.

An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

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.

CONDITIONS OF SALE

Purchase Price & Deposit

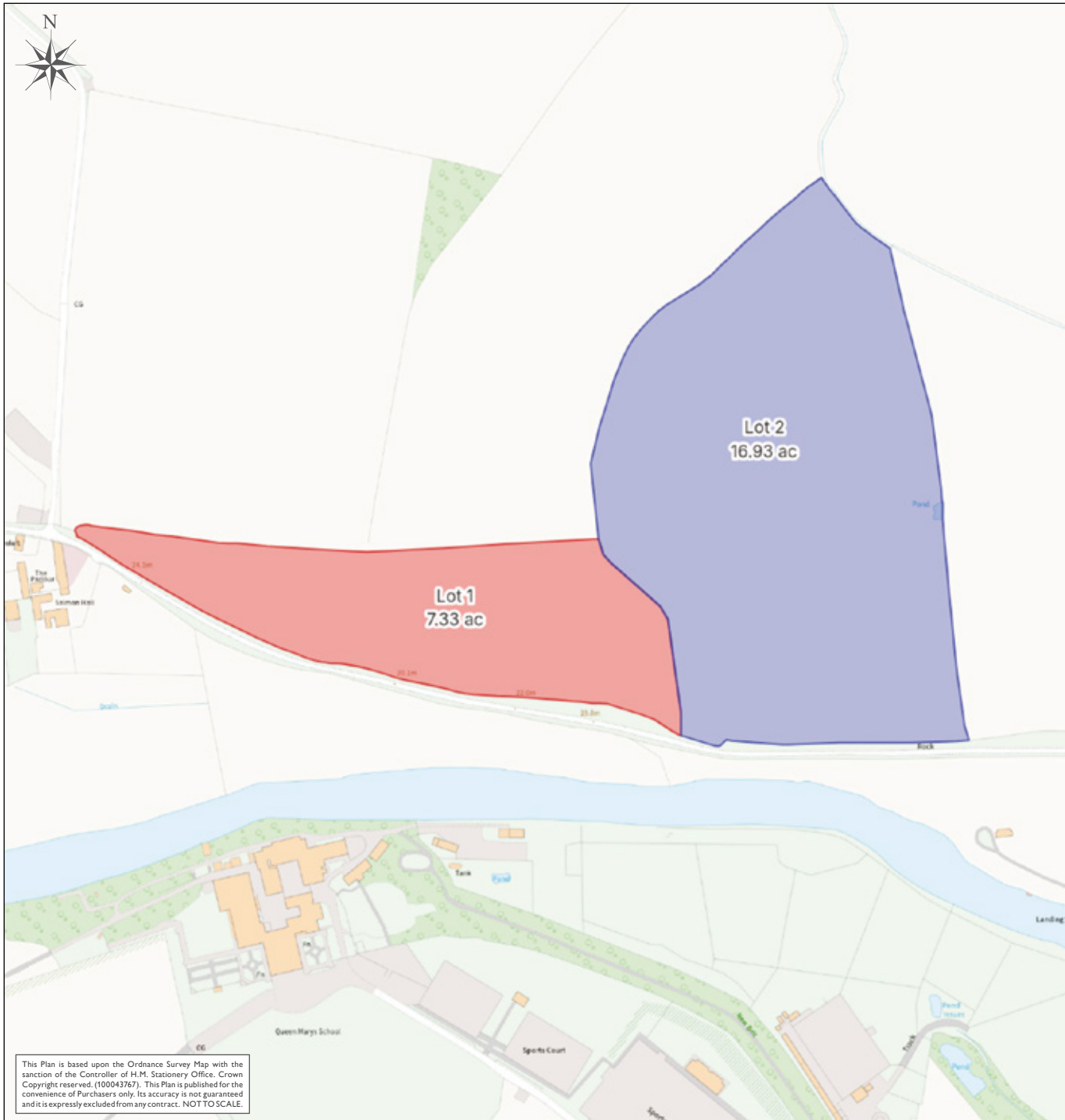
Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England Base Rate.

The purchaser/s are to pay the Vendor's legal costs associated with the sale.

Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.





Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents, and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

Solicitors

Nicole Dawson, Harrowells Limited, Moorgate House, Clifton Moorgate, York, YO30 4WY

T: 01904 690111 | E: nicole.dawson@harrowells.co.uk

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: August 2026. Photographs taken: 2026.

