



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



**26.79 ACRES (10.84 Ha) APPROX OF PRIME ARABLE LAND
SITUATED AT DANBY WISKE, NORTHALLERTON, NORTH YORKSHIRE**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
Info@robinjessop.co.uk www.robinjessop.co.uk

**26.79 ACRES (10.84 Ha) OF PRIME ARABLE LAND
SITUATED AT DANBY WISKE, NORTHALLERTON, NORTH YORKSHIRE
FOR SALE AS A WHOLE**

GUIDE PRICE: £10,000 per acre

INTRODUCTION

We have been favoured with instructions from Mrs Margaret Goldie to place the above parcel of prime arable land on the open market.

GENERAL SITUATION

Danby Wiske ¼ mile, Yafforth 1 ½ miles, Northallerton 5 miles, Great Smeaton 6 miles (all distances are approximate).

This useful block of arable land is well situated on the south side of Danby Wiske about ¼ mile from the village centre. It has excellent roadside frontage to the minor road leading from Danby Wiske to Yafforth. It is shown edged red on the attached plan.

DESCRIPTION

This prime parcel of arable land comprises a medium clay loam. It is being well farmed and is in good heart. It is currently sown to a well-established crop of winter wheat. It is capable of producing some high yielding crops of cereals, oil seeds, grass and maize

CROPPING

2026	Winter Wheat (Dawsum)
2025	Winter Wheat (Dawsum)
2024	Winter Wheat (Dawsum)

GENERAL REMARKS & STIPULATIONS

Viewing

Possession of these particulars constitutes permission to view the land at any reasonable time.

If you have any questions, please contact Andrew Dickins MRICS FAAV – 01677 425950.

The land is clearly marked with a Robin Jessop “For Sale” Board.

Tenure

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

The land is registered with the Land Registry – Title No: NYK263391 and part NYK263407.

Services

There are no mains services connected to the land.

Boundaries

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

The purchasers will erect and thereafter maintain a stock proof fence between points A – B on the attached plan. The fence must be erected within 12 months of completion of the sale.

Sporting, Timber & Mineral Rights

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

VAT

Any guide prices quoted are exclusive of VAT.

Growing Crops

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

The Vendor will harvest the current growing crop of winter wheat.

Easements & Rights of Way

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

Without prejudice to the foregoing, it is understood the following:-

- I. There is a public footpath which crosses the land. This public footpath is part of the Coast to Coast route.

Environmental Schemes

The land is currently in an SFI agreement which commenced in August 2025. The vendor will terminate the existing SFI agreement on the land

Drainage Rate

It is understood that there is a drainage rate payable to the Swale & Ure Internal Drainage Board.

Method of Sale

The land 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 kindly register your interest with Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations

Please note that if you are the successful purchaser(s), it is now a legal requirement for you to provide two forms of ID. This will need to be provided personally to our office Bedale office. We will then take copies of both this and proof of funds, which we will also require to comply with Money Laundering Regulations.

Offers

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

USEFUL ADDRESSES

Vendors Solicitor

Eccles Heddon Solicitors, 5 South End, Bedale, North Yorkshire, DL8 2BJ
01677 422422. Acting Solicitor: Michael Briggs.

Local Authority

North Yorkshire Council, Racecourse Lane, Northallerton, North Yorkshire DL7 8AD - 0300 131 2 131.

IMPORTANT NOTICE

Robin Jessop Ltd, their clients and any Joint Agents give notice that:

They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential,

Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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