



5.73 Acres (2.32 ha) Approx of Grassland at East
Appleton, Richmond, DL10 7QE

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A Productive Block of Grassland, Divided into Useful Paddocks, in an Accessible Yet Private Location.

- 5.73 Acres (2.32 Ha) of Productive Grassland.
- Accessible Location
- Nearby to Richmond and Other Market Towns
- Ideally suited for grazing purposes.
- Far Reaching Views of Open Countryside
- Guide Price Range: £50,000 - £75,000

SITUATION

A1(M) Interchange 1 mile, Catterick 2 miles, Richmond 7 miles, A66 at Scotch Corner 7 miles, Bedale 8 miles, Northallerton 13 miles, Darlington 15 miles, (all distances are approximate)

The land is situated in East Appleton which is a quiet village nearby to the A1(M), Catterick, Hackforth, Hornby and Tunstall.

It is in close proximity to the A1(M) and A66 which brings a number of other market towns such as Northallerton, Richmond, Darlington and the centre of Durham into a reasonable commuting distance.

The land benefits from roadside access via a farm track which it has a right of way over.

DESCRIPTION

The land comprises a block of productive grass land which extends to 5.73 acres (2.32 Ha). The land has been used for grazing for a number of years and is currently divided into a number of useful paddocks which are ideal for grazing livestock or horses. The land is found in a well shaped and regular parcel with good access and a small area of seed woodland which was planned by the vendors in the South West corner.

On the North East corner of the land is a timber shed which could be further developed for a number of uses subject to the correct and relevant planning permission.

The land is accessed in the North West corner and is marked by an 'X' on the plan.

The land benefits from Mains Water and is marked by a W on the plan. The water is currently sub metered. However, the vendor will install a water meter for the land once a sale has been agreed.

The boundary fences are in reasonable condition. However, the internal fences do need some maintenance. However, this can be tailored to suit the needs of the new owner.

The land will attract a number of buyers including active farmers, investment buyers and those looking to re-wild.

The land is classified as Grade 3 in accordance with the Agricultural Land Classification Map.

There is a Bridleway which runs down the Western boundary of the land. Marked by a Orange dashed line on the plan.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold with vacant possession.

The land is currently rented out until the end of October.

The site is currently registered with the land registry under the following title number NYK331599.

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.

1. Bridleway Runs down the Western boundary of the land. Marked by a Orange dashed line on the plan.
2. There is a right of way to the land over the track owned by a neighbour.

SERVICES

The land has mains water.

NITRATE VULNERABLE ZONE

The farm is NOT within an NVZ.

AGRI-ENVIRONMENTAL SCHEMES

The land is currently not entered into any agri-environmental schemes.

SPORTING & MINERAL RIGHTS

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

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.

DIRECTIONS

A for sale board will be erected at the field entrance, marked by a X on the plan

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 Mitchell Corney MRICS FAAV on 01969 622800 or mitchell@robinjessop.co.uk so that we can keep you informed of how we intend to conclude the sale.

MONEY LAUNDERING REGULATIONS

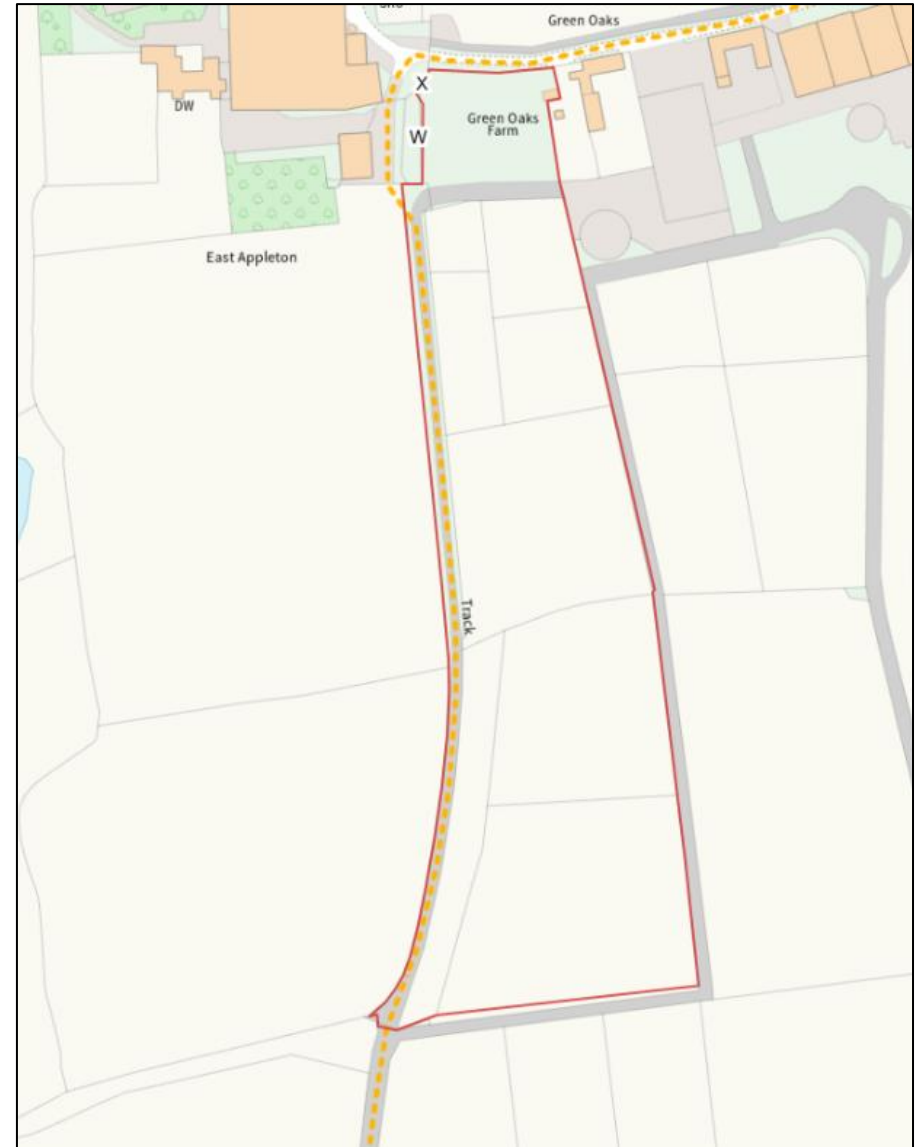
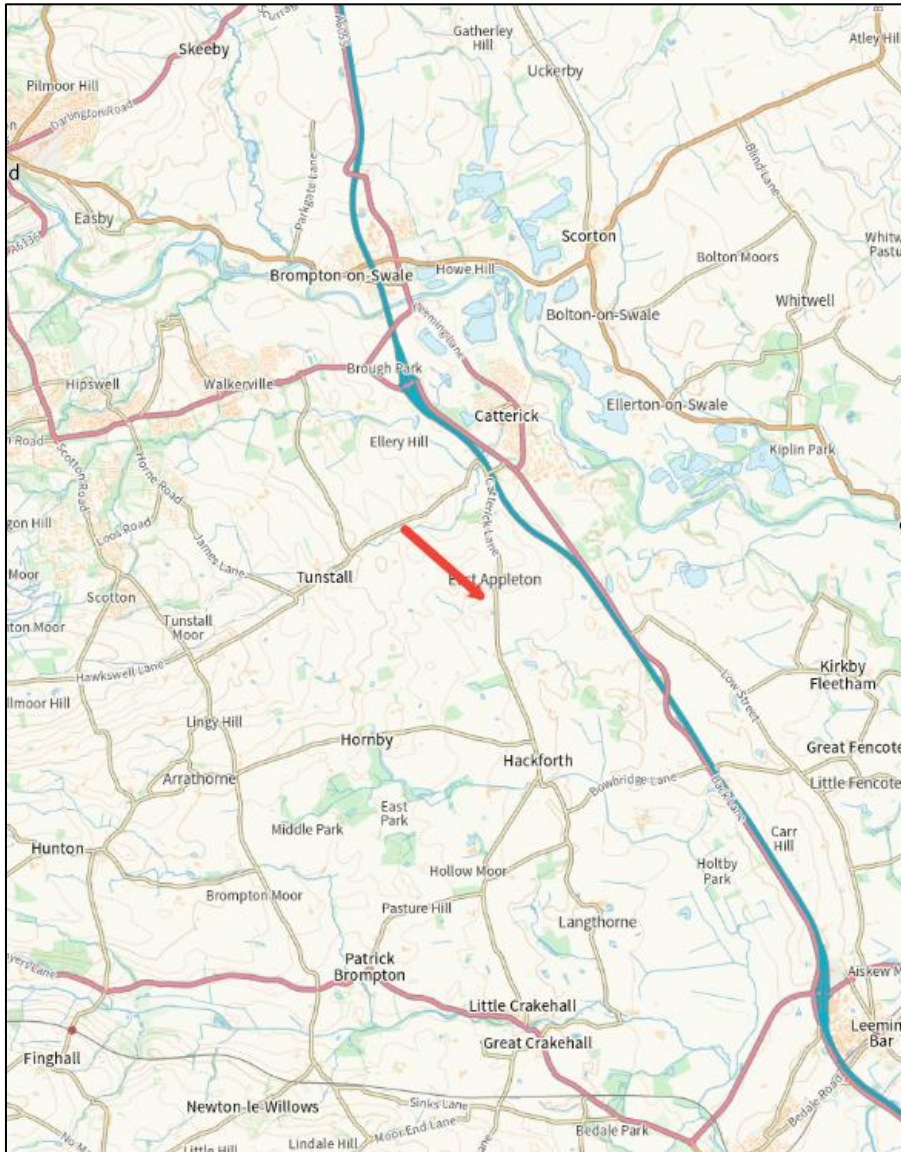
Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

VIEWINGS

Please make contact with Robin Jessop Ltd on 01677 425950 or 01969 622800 to arrange a viewing.

When conducting a viewing, please keep all gates closed.





Plan for Identification Purposes Only

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