



LAND AT LIMEBAR BANK ROAD

Marton Cum Grafton, York



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MARTON CUM GRAFTON, YORK, YO51 9QJ

Marton-cum-Grafton 0.4 miles • Boroughbridge 2.7 miles • York 16 miles
(distances approximate)

A WELL LOCATED BLOCK OF VERSATILE GRASSLAND

- Grass paddock with quiet access from Limebar Bank Road
- The land offers significant scope for grazing, equestrian or amenity use

About 16.15 acres (6.54 hectares)

FOR SALE AS A WHOLE WITH VACANT POSSESSION



GSC GRAYS
PROPERTY • ESTATES • LAND

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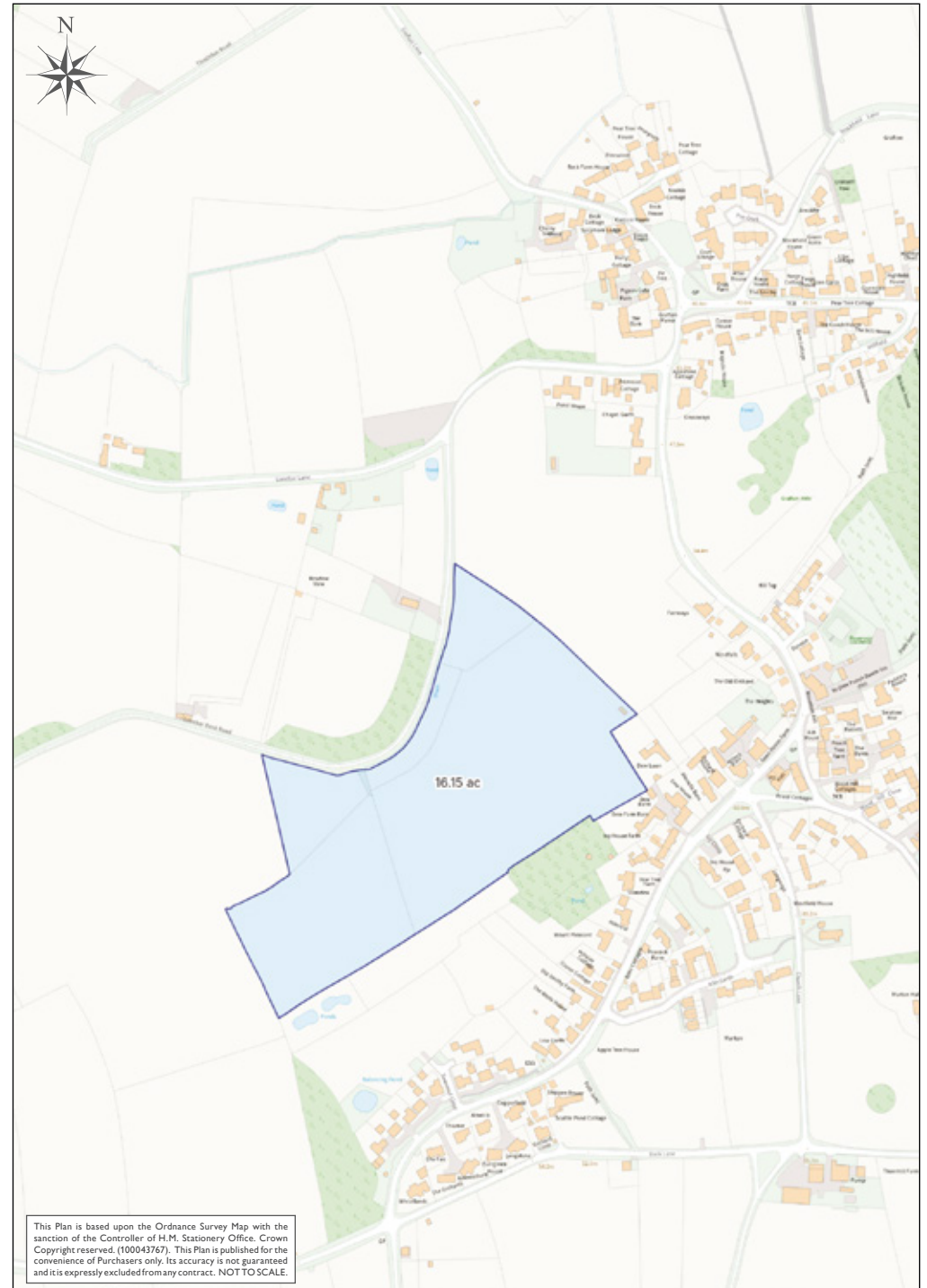
Chester-le-Street
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Barnard Castle
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Driffield
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Kirkby Lonsdale
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Situation

The land is situated in the well-regarded rural parish of Marton-cum-Grafton, North Yorkshire, lying to the south of Boroughbridge and within easy reach of the A168 and Junction 48 of the A1(M).

The land comprises a useful block of permanent pasture.

Description

The grassland extends to approximately 16.15 acres (6.54 hectares) currently divided into four blocks for sheep grazing and may appeal to agricultural, equestrian, amenity and lifestyle purchasers, subject to any necessary consents. The land also benefits from an open-fronted timber field shelter.

The land is understood to be Grade 3 with slightly acid loamy and clayey soils. It is bound by a combination of mature hedgerow and fencing.

Overage Provision

The Seller reserves the right to include an overage provision sharing in any uplift in value as a result of a change from its current agricultural use to residential or commercial at 35% over the following 35 years.

Method of Sale

The land is offered for sale by private treaty as a whole. The seller reserves the right to conclude the sale by an alternative method if considered appropriate. 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 Freehold Title Number NYK197949.

It is currently farmed on a Farm Business Tenancy Agreement which terminates in October 2026 at which point vacant possession will be provided.

Sporting Rights

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

Mineral Rights

The mineral rights are owned by a third party and are excluded from the sale.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all rights of way, easements, wayleaves, covenants and restrictions, whether public or private, light, support, drainage, water and electricity supplies and other rights, whether or not expressly referred to in these particulars.

There is a public footpath that connects Marton to Limebar Bank Road.

Purchasers should rely on their own inspection of the title plan and legal pack as to the position of boundaries and the extent of the property.

Services

The land is connected to mains water although the source is unidentified.

Access

The land is understood to benefit from roadside access from an unclassified road.



Basic Payment Scheme

Any future delinked BPS payments will be retained by the Seller.

Environmental Schemes

There is a Countryside Stewardship Mid-Tier agreement on the land due to expire on the 31st December 2027.

The buyer will assume all obligations for the Countryside Stewardship Mid-Tier scheme or be required to indemnify the vendor for any penalties or repayment arising from that termination. Further details of the scheme are available from the Selling Agents.

Directions

From Junction 48 of the A1(M), take the A168 southbound and then follow the local roads towards Marton-cum-Grafton and Limebar Lane.

What3words reference ///etchings.fairness.turned.

Viewing and Health & Safety

The land may be viewed during daylight hours on foot, subject to holding a set of the sales particulars at the time of inspection and having first registered with GSC Grays on telephone number: 01748 829203. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Designations

The land is situated in a Nitrate Vulnerable Zone (NVZ).



Conditions of Sale

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

Disputes - Should any discrepancy arise within these particulars of sale or 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 and are there for reference only. They have been carefully checked by the selling agents

and the purchaser 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 in respect thereof.

Overseas Purchasers - Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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 any property shown in these particulars.

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. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



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: June 2026

Photographs taken: June 2026