



120.83 Acres (48.90 Ha) of Prime Arable Land at
North Cowton, Northallerton

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For Sale as a Whole

- 120.83 Acres (48.90Ha) Approx (shown edged Red)
 - Prime Arable Land
- Grade 3 Agricultural Land
 - Accessible Location
- Guide Price - £1,200,000
 - Viewing by Appointment Only

SITUATION Moulton 3.2 miles, A1(M) Interchange at Scotch Corner 6.7 miles, Darlington 8.3 miles, Northallerton 9.9 miles, A19 Interchange at Osmotherley 17.2 miles (all distances are approximates). The land is situated to the south of the village of North Cowton and is conveniently located for the market towns of Richmond, Northallerton and Darlington. Access is provided via a green lane running south from the western side of the village. This continues into an agricultural track, over which the property benefits from a right of way, before reaching the final section of the access, which is included within the ownership. The property also enjoys excellent connectivity, being within easy reach of the A1(M), providing convenient access to the wider regional road network. The land presents an excellent opportunity to acquire a productive block of arable land in a highly regarded farming area, making it suitable for a range of agricultural and investment purposes.	DESCRIPTION The land extends to approximately 120.83 acres (48.90 hectares) of prime arable land. Access is gained from the western side of the village via a green lane and agricultural track, over which the property benefits from a right of way, as shaded blue on the attached plan. The property comprises large, open and well-shaped fields that are ideally suited to modern farming practices, offering excellent operational efficiency. The boundaries are well maintained, and a public footpath runs along the northern and eastern boundaries, as shown on the attached plan by a dashed orange line. The land has been farmed to a high standard and is capable of producing a wide range of combinable crops, including cereals and Oilseed Rape. It is classified as Grade 3 Agricultural Land in accordance with the Agricultural Land Classification for England and Wales.	PREVIOUS CROPPING HISTORY The current crop will be harvested by the outgoing tenant. For the previous 5 years, the land has been partly cropped with cereals and partly in a Countryside Stewardship scheme which included a legume fallow mix, wild bird seed mix and grass margins GENERAL REMARKS & STIPULATIONS TENURE The land is freehold, however it is subject to a written Farm Business Tenancy which runs until 15th October 2026. 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. A public footpath runs along the northern and eastern boundaries, as shown on the attached plan by a dashed orange line. SERVICES There are no mains services on the land. However, it is likely they will be in the roadside nearby. NITRATE VULNERABLE ZONE The land is located in an NVZ.	SPORTING & MINERAL RIGHTS The sporting 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. Where the boundaries are marked by an inward facing ‘T’ they will be the responsibility of the purchaser(s). 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 BSc (Hons) MRICS FAAV so
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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.

ACREAGES

The acreages stated in the advertising material have been taken from HM Land Registry digital maps. Neither the vendors nor Robin Jessop Ltd accept any liability for any discrepancies in the stated areas, and interested parties should satisfy themselves as to the accuracy of the acreage.

VIEWINGS

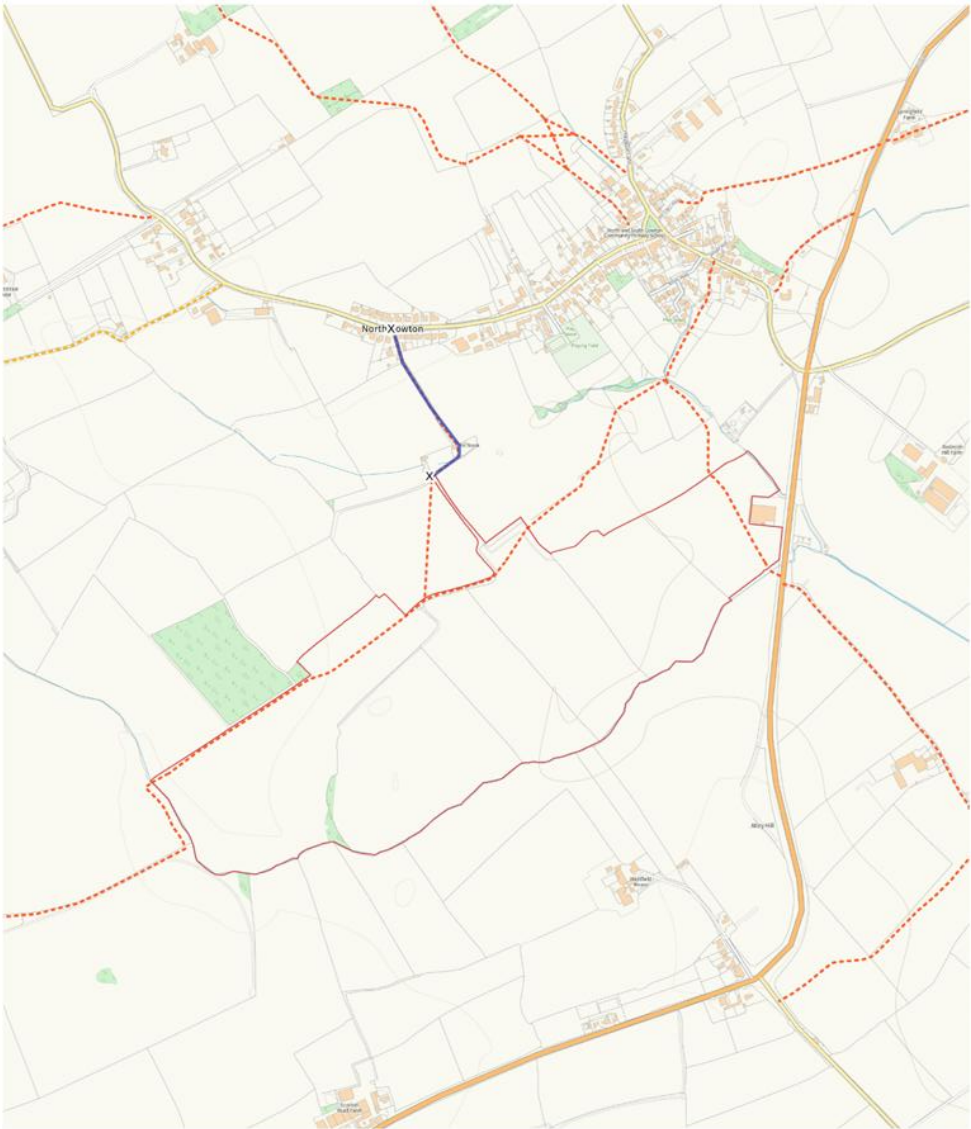
Please make contact with Robin Jessop Ltd on (01677) 425950 to arrange a viewing. When conducting a viewing, please keep all gates closed. The access to the land is marked by a sale board marked by an 'X' on the attached plan.

HEALTH & SAFETY

Prospective purchasers are asked to be vigilant due to the hazards of a working farm. Please take care around uneven ground, livestock and machinery.

VAT

VAT is not chargeable on this property. In the event that the sale of the property or any part of it becomes a chargeable supply for the purposes of VAT, such tax is to be payable in addition.



Produced on Land App, Jul 14, 2026.
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Plan for Identification Purposes Only



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