



25 acres of land | Thirsk

BoultonCooper

BC
Est. 1801





25 acres of land | Thirsk

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Solicitors:

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BoultonCooper

Guide Price £200,000

DESCRIPTION

The arable land is available in 3 lots with soil ranging from free draining loam soil to a heavier clay loam soil.

DIRECTIONS

Take the turning for Hutton Sessay off the A19 between Thirsk and Easingwold and proceed west through the village. At the bottom of the street, turn right onto Low Lane, signposted for Dalton. After $\frac{3}{4}$ mile, the entrance to the farm is on the left hand side. A Stephenson's Rural sale board will identify the main farm access.

THE LAND

LOT 4

To the north side of Low Lane, this lot extends to 25.78 acres of predominantly versatile loam soil. A small broadleaf plantation at the north end of the field was established in 2011.

LOT 4 - 25.78 ACRES OF LAND

NG Ref	Description	Ha	Ac
6090	Arable	10.08	24.92
	Wood	0.35	0.86
	Total:	10.43 ha	25.78 ac

GENERAL INFORMATION

SERVICES

There are no services connected to Lot 4.

FIXTURES AND FITTINGS

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

WAYLEAVES AND EASEMENTS

The property is sold including all wayleaves and easements. An underground Yorkshire Water sewer main connecting the villages of Sessay and Hutton Sessay crosses Lots 1, 2 & 3 on the blue line shown on the plan attached.

RIGHTS OF WAY

A public footpath crosses the property east-west over Lots 1, 2 & 3 on the black dotted line on the plan attached.

SOIL TYPES

The land is in the Dunkeswick and Blackwoods Soil Series being a loam soil over clay subsoil suitable for grassland, cereals and some root cropping.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for claiming Basic Payment. The entitlements will be included within the sale of the property. The Vendor reserves the 2021 Basic Payment. Our Agents Fee of £150 plus VAT for the transfer will be payable by the Purchaser for transferring the entitlements.

ENVIRONMENTAL STEWARDSHIP

The farm is currently in an Entry Level Stewardship and a Higher Level Stewardship Scheme. This ends in September 2021. At the discretion of Natural England this may be capable of being renewed for a further 12 month period and it will be up to the Purchaser to apply.

NITRATE VULNERABLE ZONE

The property is not included within a Nitrate Vulnerable Zone.

MINERAL RIGHTS

The mineral rights below a depth of 200' are reserved to a previous owner.

SPORTING RIGHTS

These are in hand and are included within the sale.

LOCAL AUTHORITY

Hambleton District Council, Stone Cross, Northallerton, North Yorkshire
t: 01609 779977

TENURE

The farm is offered for sale with vacant possession upon completion with the vendor to harvest the current crops. The grassland is subject to a Grazing Licence to a third party which ends on 31 August 2021.

GUIDE PRICE

Lot 4 - 25 acres with access off Low Lane.
Guide Price £200,000 - £225,000

METHOD OF SALE

The land is offered for sale by private treaty as a whole, or in four lots. The Vendor reserves the right to conclude the sale by any means.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VIEWING

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

AGENT CONTACT

Rod Cordingley of Stephenson's Rural, York Auction Centre, Murton YO19 5GF
t: 01904 489 731 e: rlc@stephenson.co.uk


PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

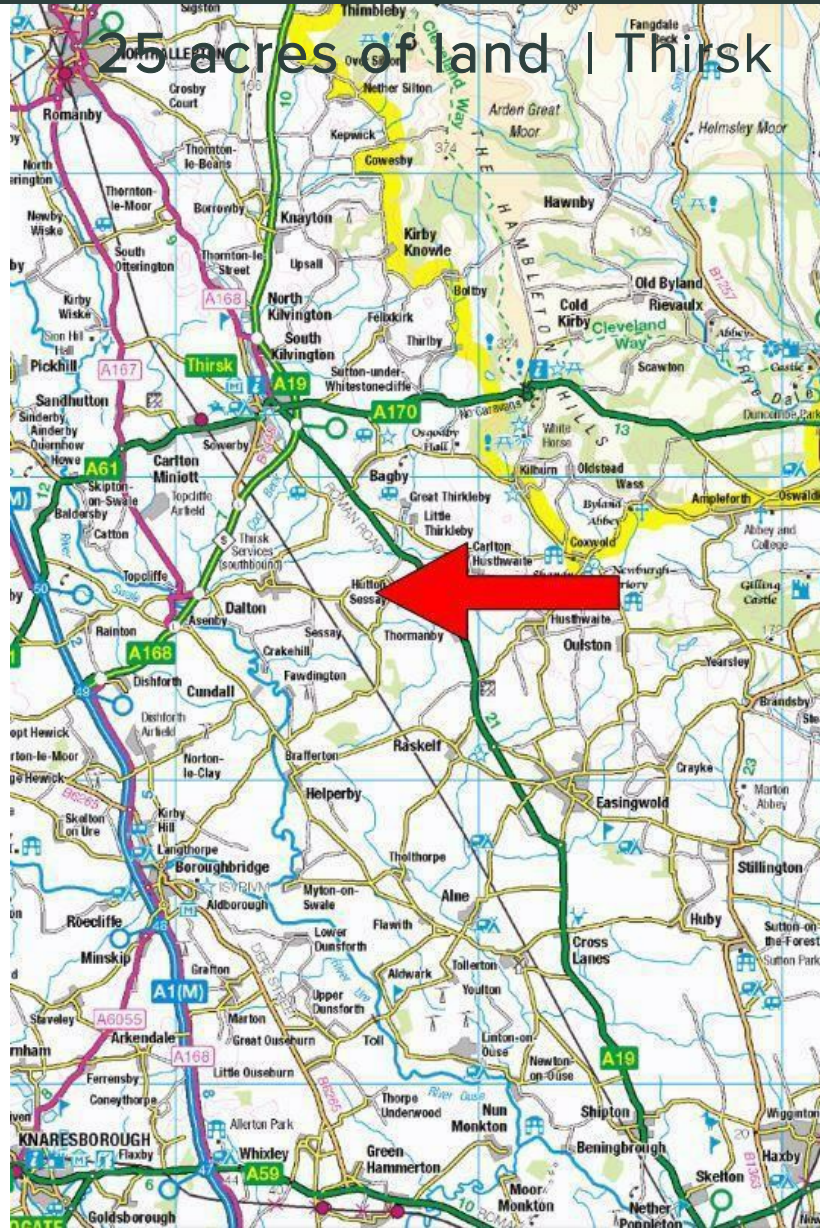
VENDOR'S SOLICITOR

Katie l'Anson of Harrowells Limited, Moorgate House, Clifton
Moorgate, York YO30 4WY
t: 01904 690111 e: Katie.lAnson@harrowells.co.uk

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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