



LAND AT KIRBY WISKE

Thirsk, North Yorkshire



LAND AT KIRBY WISKE

THIRSK, NORTH YORKSHIRE, YO7 4DH

Kirby Wiske 1 mile
Thirsk 5 miles
Northallerton 6 miles

A HIGHLY PRODUCTIVE BLOCK OF PREDOMINANTLY GRADE 2
ARABLE LAND WITH EXCELLENT ACCESS AND VERSATILE
CROPPING OPTIONS.

ABOUT 131.44 ACRES (53.19 HA)

For sale as a whole



GSC GRAYS

PROPERTY • ESTATES • LAND

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DESCRIPTION

The land at Kirby Wiske comprises approximately 131.44 acres (53.19 ha) of which 129.11 acres is in crop and the remainder is mixed woodland, with an area of scrub and amenity ground.

The land is situated to the east of the A1, approximately 1 mile from the village of Kirby Wiske, 5 miles from Thirsk and approximately 6 miles from Northallerton. It has excellent access directly from the A167, with land to the north approached over a third party owned track with a right of access. The land lies immediately to the west of the East Coast Main Line.

The land is primarily classified as Grade 2 and is predominantly of loamy soils capable of producing a wide range of high yielding arable crops including potatoes. The land lies in a single block, divided by an internal open ditch between 28m

and 30m above sea level. The land is level, sloping gently at the western edges towards an open ditch that borders the entirety of the western boundary.

The land is currently farmed by contractors and is sown with Winter Wheat, Winter Barley and Oil Seed Rape but discussions are in hand to lease part of it for potatoes next year.

	Field Number	Arable (ha)	Woods (ha)	Other (ha)	Area (ha)	Area (ac)	BPS Eligible (ha)
Nigel's	SE3886 3555	13.75			13.75	33.98	13.75
Crow Wood	SE3886 2709	20.46		0.37	20.83	51.47	20.46
Crow Wood	SE3886 2027		0.42	0.02	0.44	1.09	0.00
Embankment	SE3885 5584	1.95		0.13	2.08	5.14	1.95
Cabin	SE3885 4663	16.09			16.09	39.76	16.09

METHOD OF SALE

The land is offered for sale by private treaty. 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 property is to be sold freehold with vacant possession.

SPORTING RIGHTS

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

MINERAL RIGHTS

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

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There is a right of way along the track within the southern field parcels to which the purchaser will be required to contribute 60% of the reasonable cost of keeping it in a reasonable state and condition.

Two public footpaths cross the property at either end. Further details can be seen on the North Yorkshire Public Rights of Way plan.

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.



SERVICES

There is a mains water supply to the southern parcels of land.

BOUNDARIES

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

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.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and is to be sold with the benefit of Basic Payment Scheme (BPS) Entitlements at no additional cost. The Entitlements are currently held by and will be claimed by the Vendor for the 2021 season. The Purchaser(s) will be obligated to continue to manage the land in compliance with the scheme rules for the remainder of the calendar year and will be required to indemnify the Vendor from any breach or non-compliance.

The Vendor will endeavour to facilitate the transfer to the Purchaser(s) of 52.25 normal Non-SDA Entitlements. GSC Grays will administer the transfer and charge the Purchaser(s) a fee of £250 plus VAT.

DIRECTIONS

From Northallerton, head south west along Boroughbridge Road for 4.5 miles. Continue south along the A167 passing through South Otterington and after 1 mile, turn left off the A167 and onto a private road providing access to the southern parcels of the land at Kirby Wiske.

SAT NAV: YO7 4DH

What3words: sweetener.riddle.polygraph

VIEWING & HEALTH AND SAFETY

By appointment through the Selling Agents. Please take care when viewing the property particularly as this is a working farm.

CONDITIONS OF SALE PURCHASE PRICE

Completion will take place following harvest 2021.

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. 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 himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

SOLICITORS

Muckle LLP, 32 Gallowgate, Newcastle upon Tyne NE1 4BF.

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: May 2021

Photographs taken: May 2021



