



LAND AT ELLER BRIDGE  
CHOP GATE, TS9 7HY



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Chop Gate 0.5 miles, Stokesley 7 miles

AN EXCELLENT BLOCK OF PERMANENT PASTURE WITH A  
STONE-BUILT STABLE BUILDING AND GOOD ROADSIDE ACCESS,  
EXTENDING TO ABOUT 9.58 ACRES (3.88 HA)

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW

Tel: 01423 590500

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[boroughbridge@gscgrays.co.uk](mailto:boroughbridge@gscgrays.co.uk)

Offices also at:

Alnwick  
Tel: 01665 568310

Barnard Castle  
Tel: 01833 637000

Chester-le-Street  
Tel: 0191 303 9540

Colburn  
Tel: 01748 897610

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

Leyburn  
Tel: 01969 600120

Stokesley  
Tel: 01642 710742





### Description

The land lies on the North side of the village of Chop Gate, situated within the picturesque North York Moors National Park. The land has a single roadside access directly off the main road (B1257).

The land is gently undulating and lies between about 175m to 200m above sea level. It is classified as Grade 4 and the soil type is slowly permeable loamy clay soil, capable of producing good quality grass. The land is reasonably well fenced and benefits from a natural water supply. The land is currently occupied on an annual grazing licence; we understand that vacant possession will be available from the 1st November 2023.

There is also a stone-built stable building and timber framed barn located immediately adjacent the access point. The land offers scope for a range of uses, including residential, equestrian or amenity use, subject to necessary consents.

### Basic Payment Scheme

The land has been registered under Rural Land Registry. The Non-SDA Basic Payment Scheme (BPS) payments for 2023 will be retained by the Seller.

### 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

Vacant possession will be available from the 1st November 2023.

### Sporting Rights

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

### Mineral Rights

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

### Wayleaves, Easements & Rights of Way

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

We understand that water is provided by a natural source. We are not aware of any mains services connected to the land.

### Access

The land has good access directly off the B1257 via a single farm gate.

### Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. All boundary fences will be the responsibility of the purchaser.

### Guide Price

Offers Over £120,000

### Directions

From Stokesley, head South on the B1257 towards Helmsley for approximately 7 miles. The land is located immediately adjacent Eller Bridge on the righthand side, approximately 0.5 miles North of Chop Gate Village. It is marked with a GSC Grays Sale Board.

Postcode: TS9 7HY

what3words: ///point.saddens.stags

### Viewing & Health and Safety

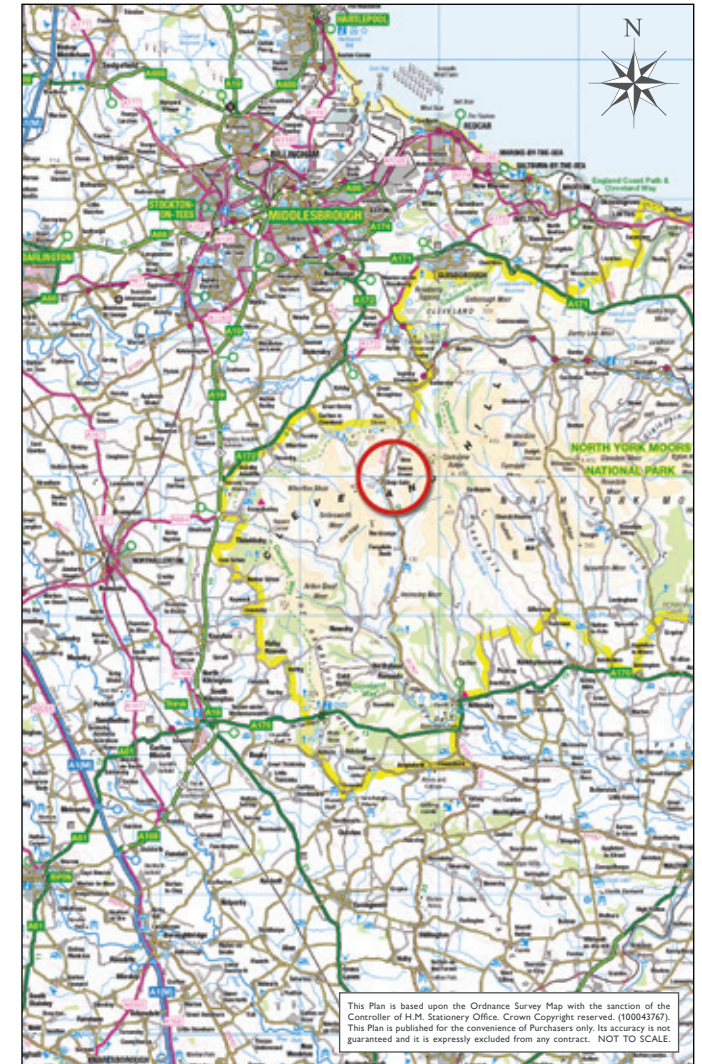
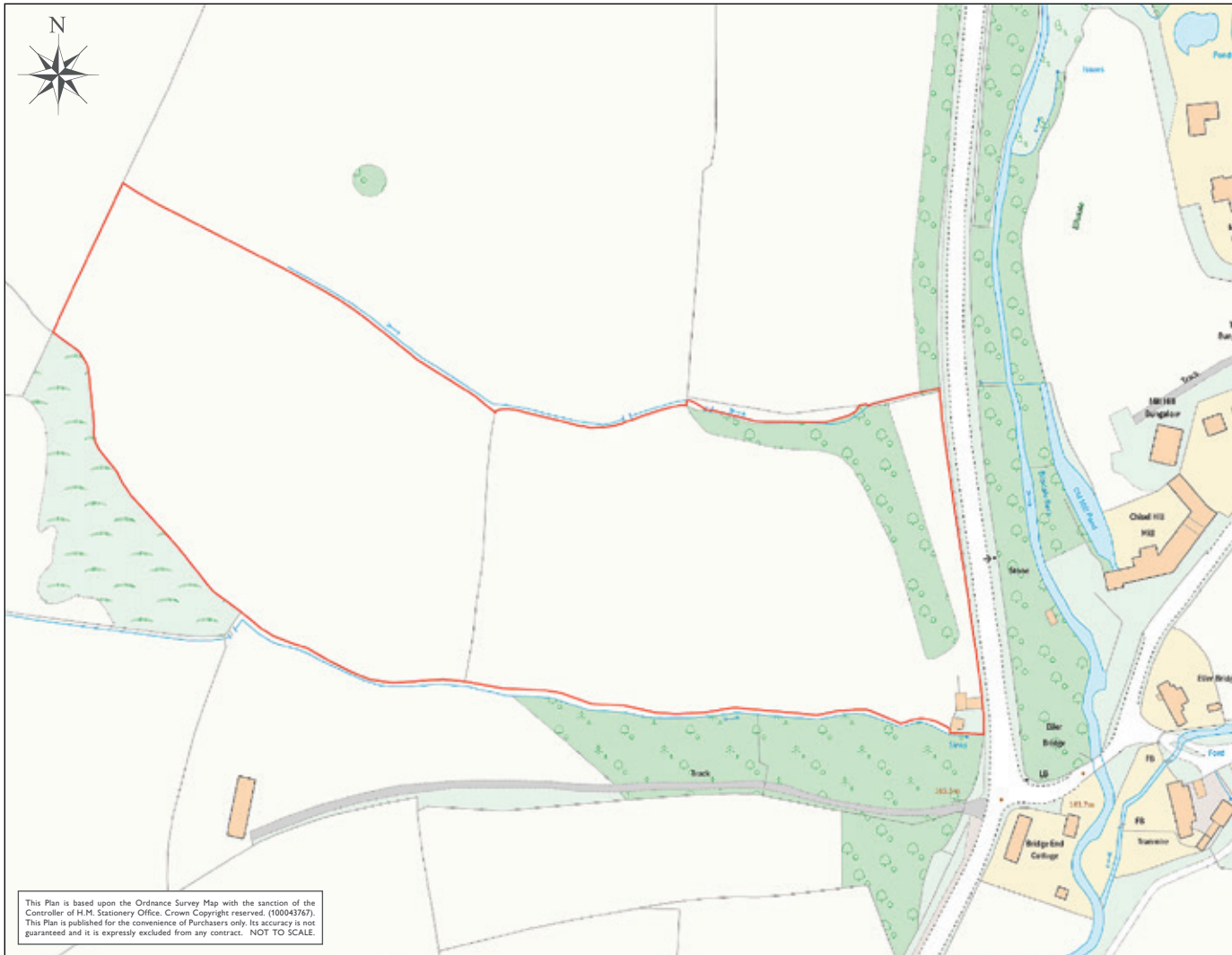
By appointment through the Selling Agents.

Please take care when viewing the property, particularly given that the land is used for agricultural purposes. For your own personal safety, you should remain as vigilant as possible particularly around livestock and machinery.

### Selling Agents

GSC Grays, 15-17 High Street, York, YO51 9AW  
01423 590500

William Pheasey BSc (Hons) MProf MRICS



**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 2023

Photographs taken: June 2023