

LAND AT UPSALL CARR

Guisborough, North Yorkshire



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GUISBOROUGH, NORTH YORKSHIRE, TS7 0PG

Guisborough 4 miles, Middlesbrough Station 8 miles, Newcastle 48 miles

A RING-FENCED BLOCK OF PRODUCTIVE FARMLAND WITH
EXCELLENT ACCESS, COMMERCIAL WOODLAND AND NATURAL
CAPITAL OPPORTUNITIES

108.08 acres Grade 3 arable land
26.04 acres of pasture useful summer grazings
22.31 acres of commercial & amenity woodland

About 159.11 acres (64.55 ha) in all
FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Location

The land is situated in a productive agricultural region on the edge of the North York Moors National Park about 3 miles north-west of Guisborough and about 8 miles south of the centre of Middlesbrough with good public road access along the main A171 linking Middlesbrough to the coast at Whitby. The A19 is about 11.5 miles away providing a direct route to Newcastle-upon-Tyne to the north with York and Doncaster to the south. The nearest train station is at Nunthorpe which is on the northern line and is less than three miles away and from where it is only about three and a half hours to London's Kings Cross. The nearest international airport is at Durham Tees Valley, about thirty minutes' drive away.

Description

The farmland lies on the south side of the A171, opposite Upsall Grange Farm. It is generally level with gentle undulations rising gently from the rail track on its southern boundary at about 90m above sea level to 100 m above sea level at the A171.



The land is classified as predominantly Grade 3 and is capable of producing good yielding arable and high yielding grass crops.

In total there are approximately 108.08 acres under arable and grass rotation with around 48 acres of winter wheat for harvest 2024. There is also about 26.04 acres of pasture and useful summer grazing on the site of a former landfill site.

Access is excellent, with a good internal track and useful areas of hardstanding and there is a wide concrete entrance from the A171.

Roadside fields numbers 0359 and 6455 are being retained by the vendor reserving all necessary rights of access and rights of easement to connect to the grid at any point.

Field no.	Arable	Permanent Pasture	Wood	Other	Area (ha)	Area (ac)
6934	12.96				12.96	32.04
9939	8.16				8.16	20.16
3549	6.3				6.3	15.57
2329		2.04			2.04	5.04
9303	11.33				11.33	28.01
1113	4.99			0.21	5.19	12.82
2415		1.47		0.03	1.5	3.71
2715		0.23		0.31	0.54	1.33
3611		6.8		0.06	6.86	16.53
Crow Wood			2.11		2.11	5.21
Carr Plantation			6.92		6.92	17.1
Tracks				0.64	0.64	1.59
TOTAL	43.74	10.54	9.03	1.25	64.55	159.11



Woodland

There are two blocks of woodland on the land holding. Upsall Carr and Breckon Hill Plantation lies at the southern end of the block and is a mix of commercially planted trees and amenity woodland. Much of the timber is nearing maturity and with good timber values. It is currently partially occupied by a third party on a commercial basis for a paint ball enterprise. Crow Wood lies on the north-western boundary and is mainly mixed species, amenity woodland. Further details are available from the Selling Agent.

Overage

The land has been identified as having potential for future development and is currently under option to a national housebuilder. This arrangement is due to expire in December 2023 although the housebuilder has an option to extend for a further 5 years.

The Sellers have been informed that the housebuilder does not wish to take up the option to extend the agreement and this is expected to be formalised at the term date in December 2023.

In the event that this land is developed (defined as a change of use from agriculture, equestrian or afforestation) in future, the Seller and their successors will clawback a share in any uplift in value as a result of change of use at a rate of 35% for a period of 50 years. Further details can be obtained from the Selling Agent.

GENERAL INFORMATION

Public Rights Of Way And Easements

This property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants, and all existing and proposed wayleaves whether referred to or not.

There are no footpaths which cross the farm.

Local Authority

Redcar and Cleveland Borough Council

Tel: 01642 774 774

Agri-Environmental Schemes

There are no current stewardship schemes associated with this property.

Basic Payment Scheme

The land has been registered with the Rural Payments Agency. Basic Payment Scheme (BPS) entitlements are being de-linked, and any payments retained by the Seller.

Method of Sale

Land at Upsall Carr is offered for sale by private treaty with Vacant Possession subject to the termination of the paintballing enterprise within the woodland.

Fixtures and Fittings

Only those items specifically mentioned in these sale particulars are included in the sale.

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 inspection and the information appearing in the Land Registry. Boundaries fences are to be maintained by the purchaser unless otherwise stated.

Sporting, Timber, and Mineral Rights

Sporting, timber, and mineral rights are included in the sale in so far as they are owned.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any option to tax has been made at this time.

Holdover and Ingoing Valuation

It is not anticipated that there will be a requirement for holdover.

The arable land is all currently sown to winter wheat and grass which is to be taken over at valuation by the purchaser with payment made on completion and at a figure assessed by the vendor's valuer based on CAAV or contractor rates where applicable and invoiced for cost of seeds, fertilisers and sprays applied plus enhancement value.

Solicitors

Newtons Solicitors

Viewing

Appointments to view will be through the Selling Agents only. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, livestock and machinery.

Directions

To reach Upsall Carr land from Guisborough take the A171 heading west towards Nunthorpe. At the Flatts Lane junction turn in to the left after about 50 meters on to the land.

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CONDITIONS OF SALE

Purchase Price

On 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 a 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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas purchasers

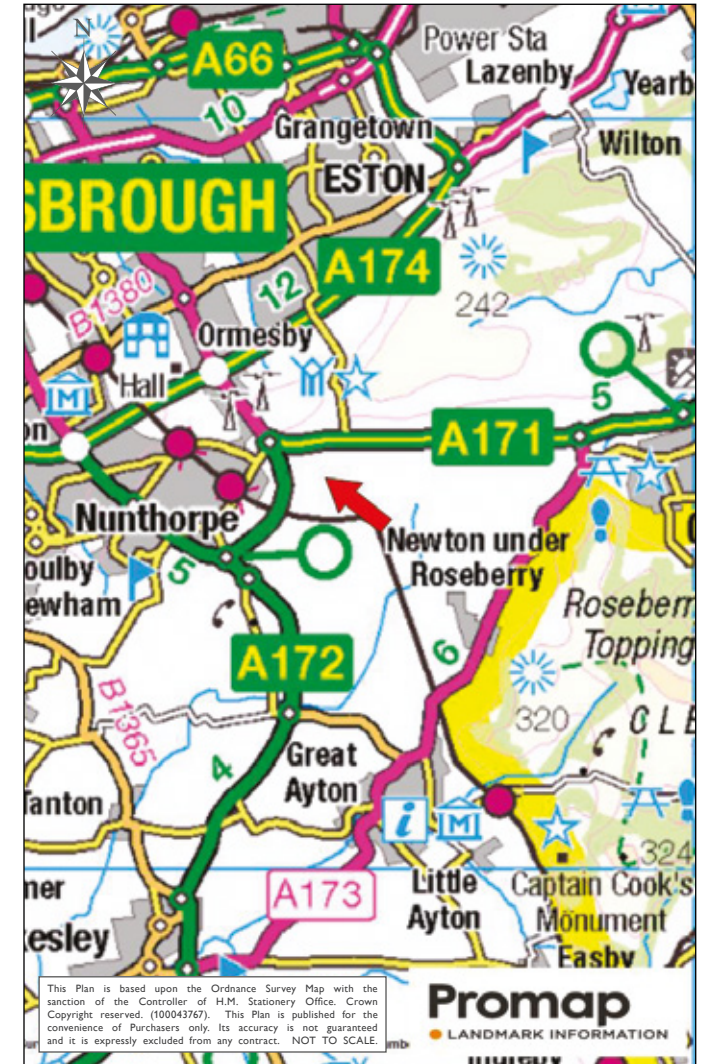
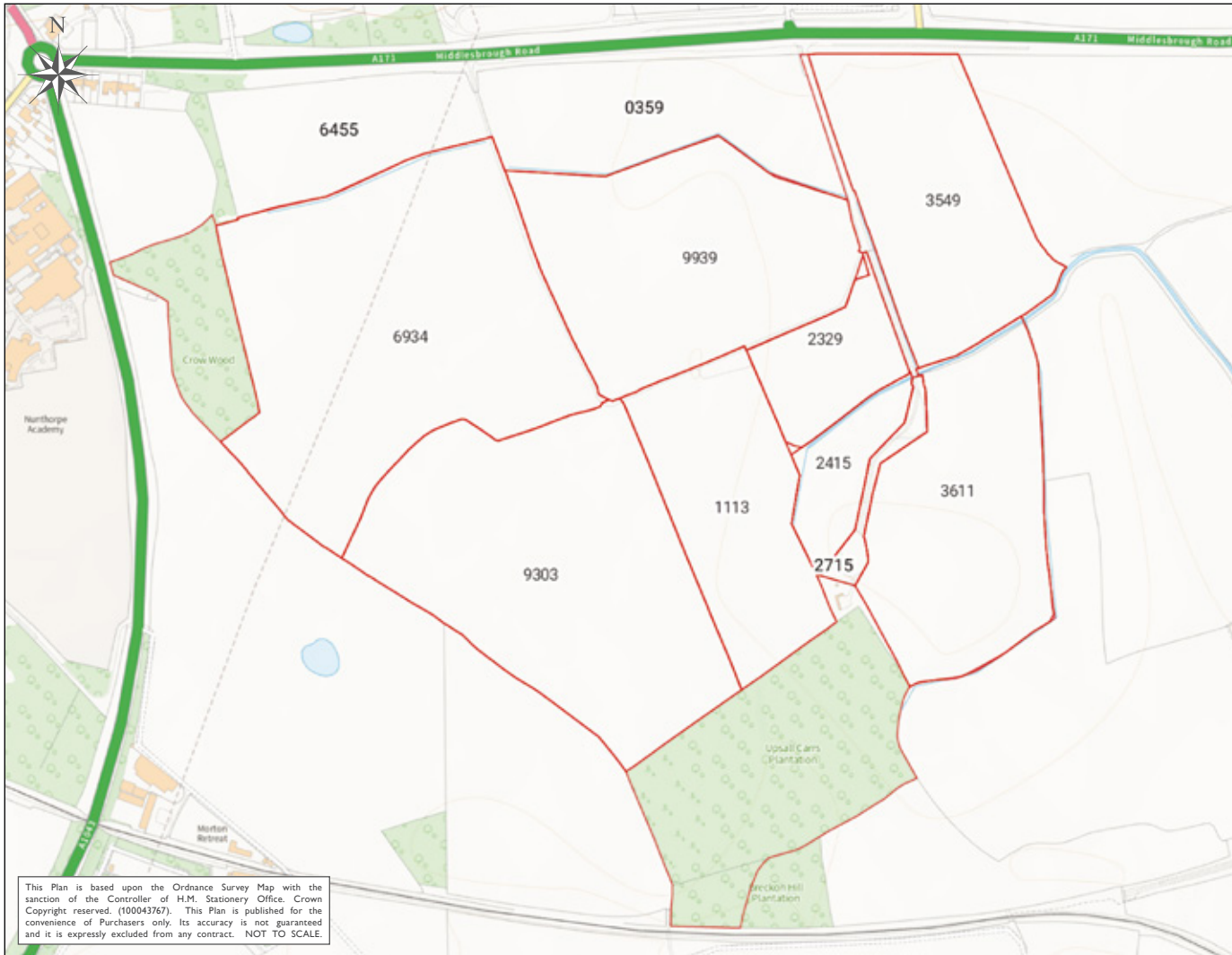
Any offer by a purchaser(s) who is resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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.

Apportionments

The council tax, rental income and all other outgoings and incomings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



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: October 2023

Photographs taken: June 2020