

LAND AT LOWER DUNSFORTH

North Yorkshire, YO51 9HD



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT LOWER DUNSFORTH

NORTH YORKSHIRE, YO51 9HD

Lower Dunsforth 0.5 miles, Boroughbridge 4 miles, Harrogate 15 miles

**TWO PRODUCTIVE AND VERSATILE BLOCKS OF ARABLE LAND,
EXTENDING TO 51.00 ACRES (20.64 HECTARES) WITH EXCELLENT
ROAD FRONTAGE TO HOLBECK LANE**

About 51.00 acres (20.64 hectares)

FOR SALE FREEHOLD WITH VACANT POSSESSION



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

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Offices also at:

Alnwick
Tel: 01665 568310

Driffield
Tel: 01377 337180

Barnard Castle
Tel: 01833 637000

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Description

The land is divided between two blocks arable / grassland located on the Western periphery of the village of Lower Dunsforth, about 3-mile Southeast of Boroughbridge. Each parcel has direct road frontage access to Holbeck Lane with good access to the main road network and the A1 (M).

The land is classified as Grade 2 / 3, capable of producing a good yield of a wide variety of arable crops, including potato production (2005). The soils are predominantly slightly acid, base-rich loamy clays, mostly stone free and draining to open gutters managed by the drainage authority. Both field parcels are currently sown to rotational herb-rich grass leys.

Each field parcel is enclosed by a combination of hedges and post and wire fencing and is topographically level with a height above sea level of approximately 15 metres.

Lot	Field No.	Area (Ha)	Area (Ac)	Land Use/ Cropping
Lot 1	3891	10.91	26.96	Grass Ley
Lot 2	2673	9.73	24.04	Grass Ley
Total		20.64	51.00	

Basic Payment Scheme (BPS)

BPS Payments for the 2023 season will be retained by the seller along with any future de-linked payments. The land will be transferred to the new owner(s) through the Rural Payments Agency.

Countryside Stewardship Schemes

Lot 1 is currently registered under a Countryside Stewardship Mid-Tier Scheme that terminates on 15/08/2024. The field parcel has been sown with a high legume content grassland mix and cannot be grazed during the remaining term of the agreement. Further details available upon request from the Selling Agents.

Designations

The land falls within a Nitrate Vulnerable Zone (NVZ) and Flood Zones 2/3.

Drainage Rates

The land falls within the Swale & Ure Internal Drainage Board Catchment area and is subject to drainage rates.

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 on legal completion. The land is registered with HM Land Registry under Title Number NYK261632.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale 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

A water trough services Lot 2. We understand that mains water and electricity are available within the vicinity.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan by “T Marks” in accordance with the information we have been provided.

Local authority

North Yorkshire County Council
County Hall, Racecourse Lane
Northallerton
DL7 8AD

Tel: 0300 131 2131

Guide price

Lot Number	Offers over
Lot 1 (26.96 acres)	£245,000
Lot 2 (24.04 acres)	£215,000
Whole (51.00 acres)	£460,000

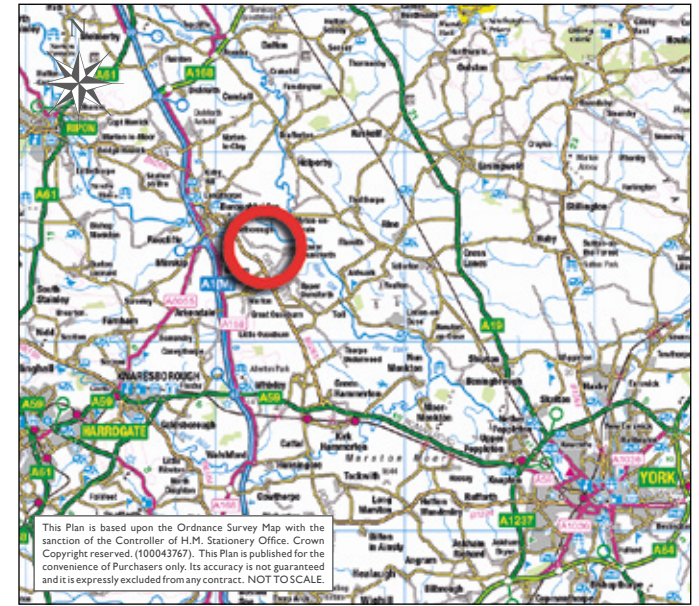
VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Ingoing Valuation

In addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor’s valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilisers and sprays applied plus enhancement value if applicable.





Directions

The land is situated approximately half a mile to the West of Lower Dunsforth, 3 miles South of Boroughbridge and 15 miles Northeast of Harrogate.

Post Code: YO51 9HD

what3words

Lot 1: ///layered.note.mango

Lot 2: ///basic.gratuity.afternoon

Viewing

By appointment through the Selling Agents GSC Grays.

T: 01748 829217

E: wjp@gscgrays.co.uk / jarc@gscgrays.co.uk

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Agents.

CONDITION OF SALE

Purchase Price & Deposit

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 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 in 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 records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out 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 part.

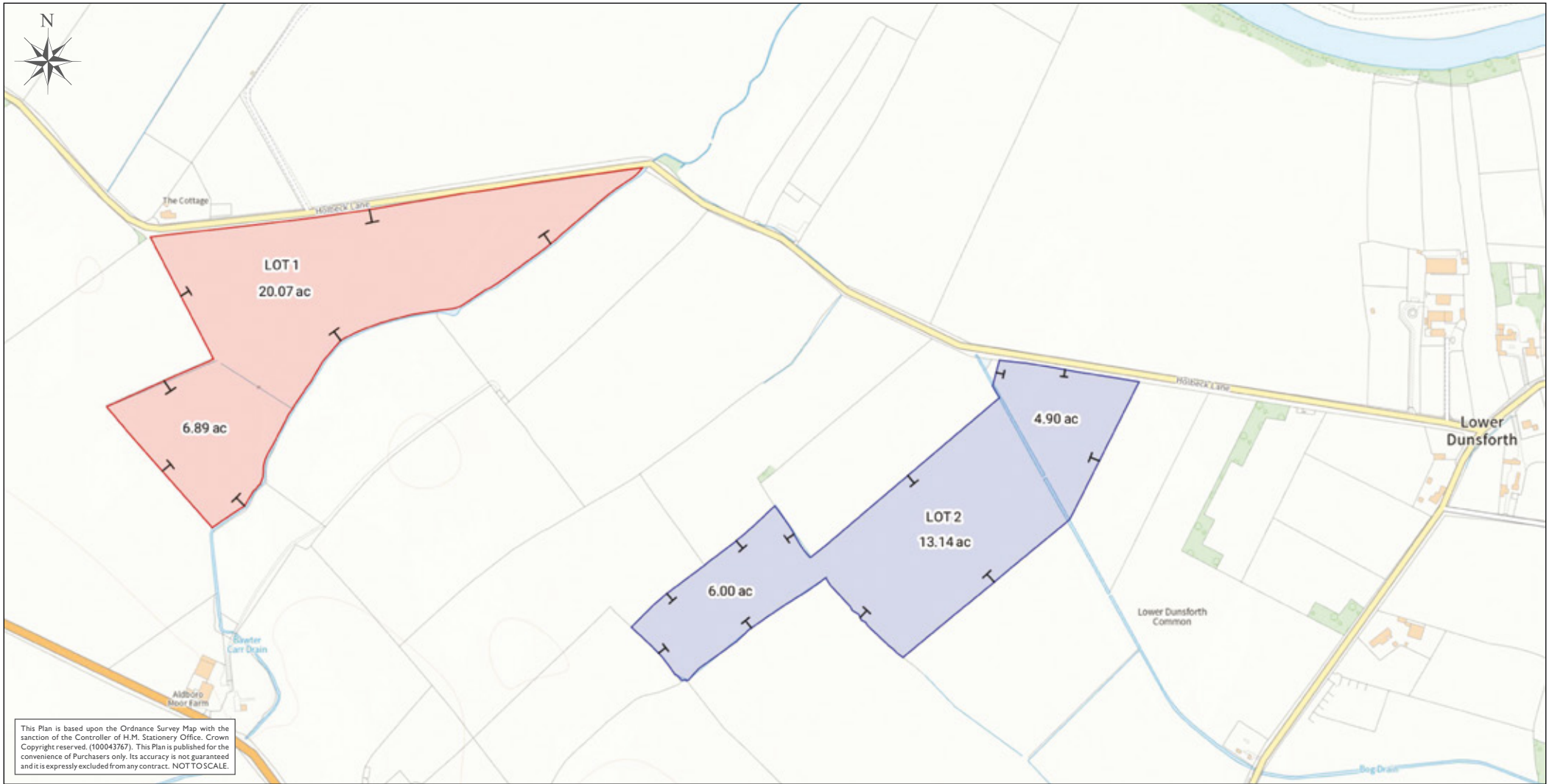
Solicitors

Hethertons Solicitors

T: 01423 322940

law@hethertons.co.uk

David Hallam acting.



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: January 2024
 Photographs taken: November 2023