

LAND AT WELLFIELD HOUSE FARM

NORTH OTTERINGTON, NORTH YORKSHIRE, DL7 9JF

Northallerton 2 miles, Thirsk 8 miles (distances approximate)

A SIGNIFICANT BLOCK OF PRIME ARABLE AND PASTURELAND

- Excellent access from the A167
 - Irrigation for potatoes
- 229.04 acres of Grade 2 arable land
 - 30.17 acres of riverside pasture

In all about 259.21 acres (104.90 hectares)
FOR SALE AS A WHOLE OR IN FOUR LOTS



5 & 6 Bailey Court, Colburn Business Park, Richmond, North Yorkshire, DL9 4QL Tel: 01748 829203 www.gscgrays.co.uk farmagency@gscgrays.co.uk

Offices also at:

Alnwick Tel: 01665 568310

Chester-le-Street Tel: 0191 303 9540 Barnard Castle Tel: 01833 637000

Driffield Tel: 01377 337180 Boroughbridge Tel: 01423 590500

Kirkby Lonsdale Tel: 01524 880320





Description

The land at Wellfield House Farm lies about two miles south of Northallerton at North Otterington, mainly between the A167 and the main East Coast railway line in an area renowned for its prime fertile arable land.

The land extends in total to about 259.21 acres, of which 229.04 acres is in arable crop or potatoes with the remainder in a single field of pasture which runs down to the River Wiske.

All of the arable land is classified Grade 2 by Natural England and is predominantly of loamy soils, capable of producing a wide range of high yielding arable crops including potatoes. The pastureland is Grade 3 as it lies in the flood plain of the river.

The main block of land (Lot 1) is accessed from the A167 along the Wellfield Farm drive and over made up track by-passing the farmyard. All other fields have direct access from the A167.

The land lies within the Swale & Ure internal drainage board area. It is generally level, sloping gently towards the river. The land lies between about 25m above sea level at the river to and 36m at the railway line and all lies within a Nitrate Vulnerable Zone.

The land divides naturally and is being offered as a whole or in four lots.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register although no Basic Payment Scheme (BPS) Entitlements are included within the sale. Any future de-linked payments will be retained by the sellers.

Designations

The land falls within a Nitrate Vulnerable Zone (NVZ).

Access

Network Rail have a right of access to and from the East Coast line along the track accessing Lot 1.











Drainage Board

The land lies within the Swale & Ure Internal Drainage Board district.

Method of Sale

The land is offered for sale by private treaty as a whole or in four lots. 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.

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 rights of way whether public or 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.

A right of access will be granted in favour of the purchaser of Lot 1 over the farm road with maintenance shared between the owners of Wellfield House and Elm Tree House.

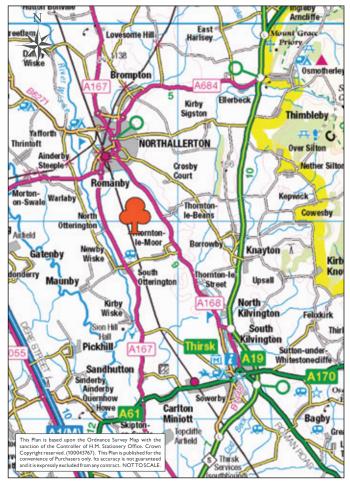
A bridleway leads from North Otterington east across Lot 2 and on to Lot 1 but we understand it now terminates at the railway line as the crossing is now closed and is rarely used.

A separate footpath runs north-south through Lot 1 along the internal farm track.

Services

There are no services to the land although 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

T: 0300 131 2131

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 (DL7 9JF)

From Northallerton head south on the A167 signposted to Topcliffe. After about 2 miles the road passes St Michael and All Angels Church and the turning into Wellfield House Farm is on the left a further 250 meters further on.

what3words: ///tequila.backtrack.liked

Viewing

By appointment through the Selling Agents GSC Grays, 5 Bailey Court, Colburn Business Park, Richmond, DL9 4QL.

T: 01748 829 203

E: jarc@gscgrays.co.uk or lur@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.

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.

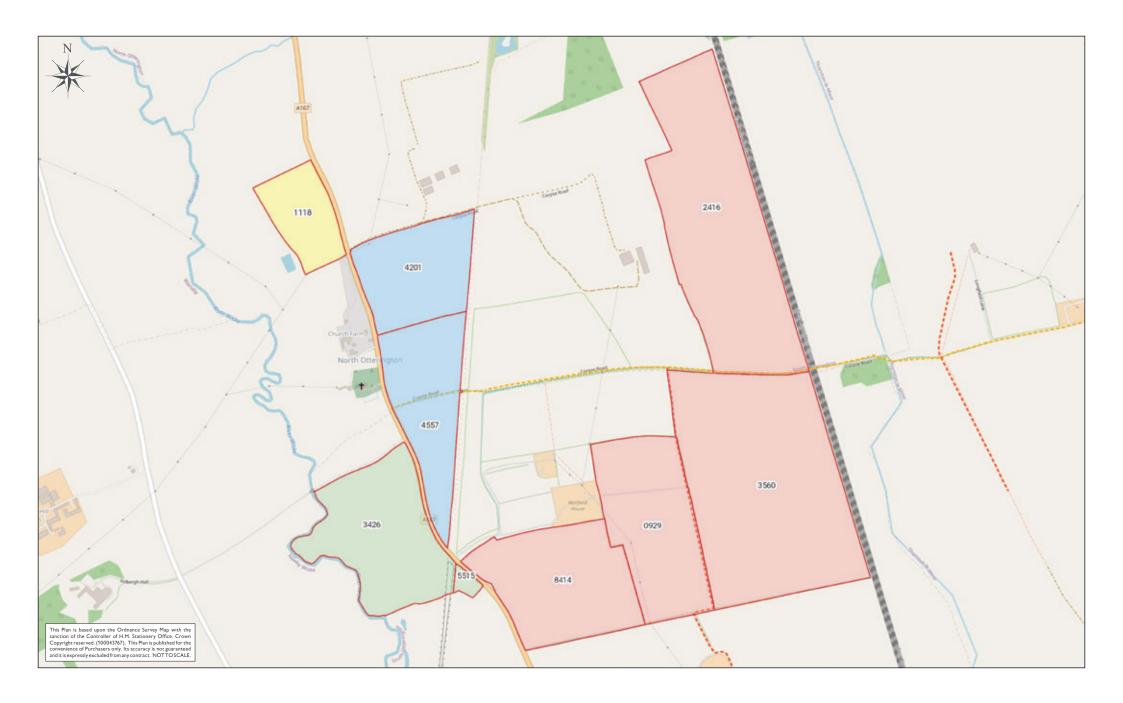
Solicitors

Eccles Heddon (Tom Craven)

Lot	Parcel No	Arable	Pasture	Woodland	Other	Total (Ha)	Total (Ac)
1	2461	22.10				22.10	54.61
1	3560	26.08				26.08	64.44
1	0929	11.54				11.54	28.52
1	8414	11.71				11.71	28.94
1		71.43	0.00	0.00	0.00	71.43	176.50
2	4201	8.07				8.07	19.94
2	4557	8.78				8.780	21.70
2		16.85	0.00	0.00	0.00	16.85	41.64
3	1118	4.41				4.41	10.90
3		4.41	0.00	0.00	0.00	4.41	10.90
4	5515		0.43			0.43	1.06
4	3426		11.78			11.78	29.11
4		0.00	12.21	0.00	0.00	12.21	30.17
Whole	Hectares	92.69	12.21	0.00	0.00	104.90	
	Acres	229.04	30.17	0.00	0.00		259.21







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 2025. Photographs taken: XX XX.



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