

# LAND AT EASBY

GREAT AYTON, NORTH YORKSHIRE, TS9 6|Q

Great Ayton - 2 miles, Stokesley - 3 miles, Nunthorpe - 6 miles (distances approximate)

A PRODUCTIVE PARCEL OF GRASSLAND WITH EXCELLENT ROAD FRONTAGE, LOCATED IN THE DESIRABLE HAMLET OF EASBY AND CONVENIENTLY ACCESSIBLE TO THE A172

About 28.77 acres (11.64 ha)
FOR SALE FREEHOLD AS A WHOLE



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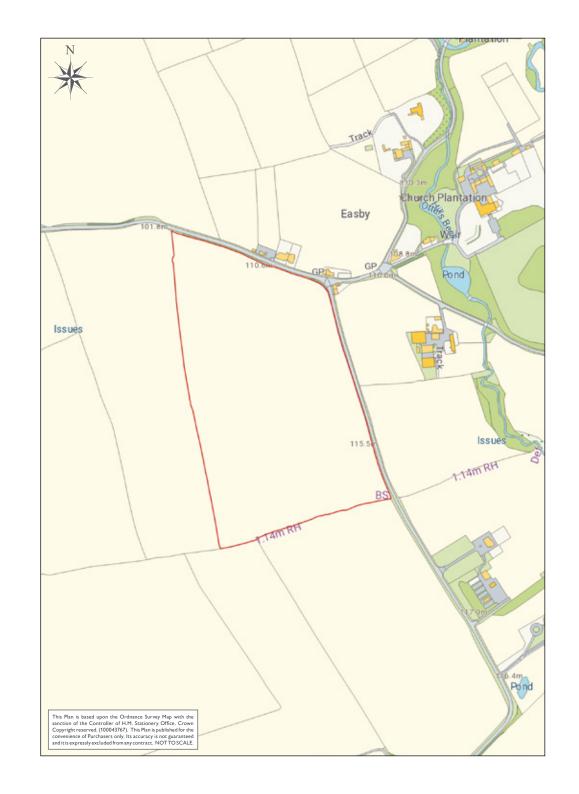
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Alnwick Tel: 01665 568310

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# Description

A 28.77-acre parcel of productive farmland located within the sought-after hamlet of Easby, about 2 miles south of the popular village of Great Ayton. The land has excellent road frontage onto Ingleby Avenue and is easily accessible to the A172.

The land extends in total to 28.77 acres (11.64 ha) within a single field parcel of grassland which has recently been direct drilled with herbal leys. It is classified as Grade 3 with slowly permeable, slightly acid but base-rich clay loam soils, historically proven to be capable of producing a wide range of high yielding cereal and a long growing season under grass.

The land is generally level, lying between 105m and 110m above sea level and bound by mature hedgerows and post and wire fencing with scope to establish a mains water supply for livestock.

### **Basic Payment Scheme**

Any future delinked BPS payments will be retained by the Seller.

# Countryside Stewardship / SFI Agreements

All of the land is entered into a Sustainable Farming Incentive (SFI) as part of a wider scheme across the Sellers retained holding. The agreement is predominantly focused upon herbal leys and the maintenance/establishment of hedgerows and expires in 2027. The agreement cannot be transferred and will be removed from the scheme. The Purchaser will indemnify the vendor against any non-compliance from the date of completion.

Further details are available upon request from the Selling Agent(s).

### Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agent(s) so that they can be advised as to how the sale will be concluded.

### **Designations**

We are not aware of any historic or environmental designations.

#### 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: NYK435763.

### 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

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 are not aware of any public services connected to the land.

#### **Boundaries**

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

### 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. No option to tax has been made.





# Overage Provision

The Seller shall reserve the right to receive a benefit from any increase in the value of the farmland arising from a change of use, such benefit to be secured by way of a clawback provision for a period of 30 years. In the event of such change of use, the Seller shall be entitled to 25% of the uplift in value attributable to any use other than agricultural, horticultural, or equestrian purposes.

### Directions

From Great Ayton, head south along Easby Lane for 1.5 miles. Turn left following the signs for Easby. As you near the hamlet, immediately turn right onto Ingleby Avenue. The land is on the right-hand side and marked with a GSC Grays For Sale board.

Postcode: TS9 6JQ

what3words: ///pasta.manages.torso

# Viewing and Health & Safety

By appointment through the Selling Agents by calling: T - 01748 829203.

Please take care when viewing the land particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around livestock.

#### Conditions of Sale

Purchase Price - Upon 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 Agent(s) 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 Agent(s), and the Purchaser shall be deemed to have satisfied themself 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.

**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: September 2025. Photographs taken: September 2025.