



LAND AT LONGLANDS FARM
Marton-cum-Grafton, North Yorkshire



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MARTON-CUM-GRAFTON, BOROUGHBIDGE,
NORTH YORKSHIRE, YO51 9QF

Marton-cum-Grafton 1.3 miles • Boroughbridge 4.7 miles
Knaresborough 8.5 miles • York centre 19 miles (distances approximate)

VERSATILE 3-ACRE RURAL HOLDING WITH ESTABLISHED GAME
REARING STRUCTURES AND CONSENT FOR AGRICULTURAL SHED
AND FARMWORKER ACCOMMODATION, OFFERING SCOPE FOR
ALTERNATIVE USES (STPP)

- Established pheasant rearing unit with 20 sheds and outdoor pens, providing capacity for up to 37,600 birds
 - Consent for an agricultural building, incubator and a temporary farmworker's dwelling
- Water supply, single-phase electricity and land drainage in place
 - Conveniently accessed from the A1(M) and A168
- Approximately 3 acres (1.21 hectares) of level grassland

FOR SALE FREEHOLD AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Location

The property occupies an attractive rural position approximately 3 miles south of Boroughbridge and around 1.3 miles from the village of Marton-cum-Grafton, with excellent connectivity to Junction 48 of the A1(M) motorway approximately 2.5 miles away.

Marton-cum-Grafton offers basic amenities including a village shop and public house, while a wider range of services can be found in nearby Boroughbridge and Knaresborough.

Access to the property is taken from the A1(M) and A168 via Priest Carr Lane, leading onto Longlands Field Road and into a gated entrance.

Description

The property comprises a single paddock extending to approximately 3 acres (1.21 hectares), of level topography laid to grassland and is attractively enclosed by mature trees and established shrubbery.

The site is currently configured as a pheasant rearing unit, with 20 rearing sheds and adjoining outdoor pens providing capacity for up to 37,600 birds. Each rearing shed measures approximately 67 sqm (Gross External Area), to include the outdoor run area. The owner intends to rear one final crop of birds between May and July 2026, following which the birds will be removed.



Water is connected via a borehole to a holding tank, located within a small hut measuring approximately 13 sqm GEA to the northern boundary, and electricity is provided by way of a single-phase supply. A surface water land drain runs across the land.



Planning Permission

Planning permission was granted retrospectively in 2020 (Ref: 20/01180/FUL) for the change of use of the land to pheasant rearing, including the retention of pens, runs and a shed, together with the erection of a storage barn, access track and associated landscaping.

Further consents were secured in 2023 for the siting of a temporary farmworker's cabin during the rearing season (Ref: ZC23/01773/FUL), and for the construction of an agricultural building for general dry storage and incubation purposes (Ref: ZC23/02706/FUL).

Development Opportunity

Set in an attractive and peaceful rural location with open countryside views, the land at Longlands Farm benefits from excellent access to the A1(M), offering both seclusion and connectivity. In addition to its established use, the property presents a versatile opportunity with scope for a range of alternative uses (subject to the necessary consents), including leisure, equestrian or wider agricultural/commercial ventures.

The level nature of the land, together with existing power and water supplies and planning permission for an agricultural building and a farmworker's dwelling, enhances its appeal for those seeking to diversify or develop a rural enterprise. As such, the holding is likely to attract interest from a broad spectrum of purchasers for agricultural, equestrian, commercial and leisure use, seeking a well-located and adaptable site.

Local Authority

North Yorkshire Council
 T: 0300 131 2 131 | W: www.northyorks.gov.uk/planning
 E: customerservices.har@northyorks.gov.uk

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan.

Tenure, Method & Basis of Sale

- The property comprises a paddock, held freehold, under one Land Registry title No. NYK232564;
- The land is offered for sale by private treaty as a whole. 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;
- The property is to be sold with vacant possession provided upon completion;
- 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 or 5% above the Bank of England base rate.

Overage Provision

The Seller reserves the right to benefit from any uplift in value because of a change of use of the land by way of a clawback for a period of 30 years and retaining a 25% share of the increased value for a land use for any other purpose other than agricultural use.

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.

Designations

We are not aware of any historic or environmental designations.

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.

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 & 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 misstatement shall not annul the sale nor entitle either party to compensation thereof.

Further Information & Viewing Arrangements

Further information is available from the selling agents, GSC Grays (01748 829 203), who will also arrange all viewings strictly by appointment. Please note that no unauthorised viewings are permitted due to the presence of livestock on site, and all parties must take appropriate care and observe standard health and safety practices when inspecting the property; neither the vendor nor the selling agents accept liability for any loss or injury.

Directions

From the north, leave the A1(M) motorway at Junction 48 and take the A168 southbound. After approximately 2.5 miles, turn onto Priest Carr Land, continuing onto Longlands Field Road, where the property will be found on the right-hand side via a gated entrance.

From the south, leave the A1(M) motorway at Junction 48 and take the A168 northbound. Proceed for approximately 2.5 miles before turning onto Priest Carr Lane, then follow the road onto Longlands Field Road to the gated entrance of Longlands Farm on the right-hand side.

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Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property—whether from within the UK or overseas, and whether cash or subject to finance—must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. These requirements apply to all

individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property.

An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

Solicitor

Bethany Clegg, Senior Associate, Real Estate
Hill Dickinson Solicitors, Floor 1, 11 Wellington Place, Leeds,
LS1 4AP

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: April 2026. Photographs taken: April 2026.

