



THE BROOMS

Baldersby St James, Thirsk, North Yorkshire





Lot 2

THE BROOMS

BALDERSBY ST JAMES, THIRSK, NORTH YORKSHIRE, YO7 4PT

Thirsk 4 miles, Ripon 4 miles

A SIGNIFICANT BLOCK OF PRIME ARABLE LAND
WITH EXTENSIVE GRAIN DRYING AND STORAGE
FACILITIES IN A VERY ACCESSIBLE LOCATION

- Predominantly Grade II arable land.
- Excellent access from the A1(M).
- Irrigation from river and borehole.
- Modern grain storage and drying for up to 4,000 tonnes.
- Riverside areas and woodland with significant natural capital opportunity.
- About 581.05 acres arable, 1.67 acres grass & 14.13 acres of woodland.
- Solar array with commercial Export Agreement and Feed in Tariff.

In all about 598.05 acres (242.03 hectares)
FOR SALE AS A WHOLE OR IN SIX LOTS



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Richmond, North Yorkshire, DL9 4QL

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farmagency@gscgrays.co.uk



Lot 2



Lot 3

Location

The land and buildings at The Brooms lie to the north and south of the village of Baldersby St James and either side of the A1(M) at junction 50 between Thirsk and Ripon in an area renowned for the quality of its farmland. The location has excellent road access on the A61 between Thirsk and Ripon and directly onto the A1 (M) and to East Coast Mainline rail services at Thirsk. Baldersby St James has limited services but there are good local shops and services at Rainton and Melmerby while Thirsk and Ripon are only about 4 miles away.

Description

The subject property comprises approximately 598.05 acres of predominantly first class arable land with a substantial centrally located grain store and drying facility.

The land is generally level, lying between about 20m and 40m above sea level and is bordered by strong roadside boundaries and by the River Swale all of which raise opportunities for non-agricultural uses and for wider farming practice. The current land use is:

Arable – 581.05 acres

Grass – 1.67 acres

Woodland – 14.13 acres.

The soils around the village are principally a clay loam but the land either side of the A61 is a much lighter sandy loam and all is classified as Grade II, capable of growing a wide range of high yielding arable crops, potatoes and other root crops. Some of the land can be irrigated from the River Swale whilst land to the east of the A1(M) is irrigated from a borehole within Lot 3 and land to the west of the A1 (M) from another within lot 5 serving Lots 4.5 and 6.



The land to the south of the village and across the A1 (M) is within a Nitrate Vulnerable Zone.

All the farmland is currently included in a Sustainable Farming Incentive (SFI) scheme, but which is due to terminate in October 2026 and cannot be transferred. There are no other environment schemes active on the farm, but the Selling Agents would welcome the opportunity to discuss options with potential purchasers.

Within the block of land to the south of the village (Lot 2) is a modern grain drying and storage facility which was built in 2013. It is of steel portal frame construction, with 5m concrete panel walls, profile steel cladding and ventilated concrete floors and covers an area of approximately 1280m² and capable of storing up to 4,000 tonnes of mixed crop. It includes a 30 tonne Allmet continuous flow grain drier with intake pit, weighbridge and 120 tonne holding bin. It also has a rainwater harvesting system (2 x 30,000 litre tanks) and a chemical store.

In addition, planning consent (ZC24/01117/FUL) has been approved for an additional 1085m² general purpose machinery/storage shed. Full details are available from the Selling Agent.

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

The farm has excellent access from the public road network and from internal farm track. There are public footpaths which cross the land around Baldersby St James.

Basic Payment Scheme (BPS)

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



Lot 1

Grants and Schemes

The land is currently entered into a Sustainable Farming Incentive (SFI) agreement which terminates on the 31st October 2026. The scheme has introduced a range of environmental measures, including pollen and nectar flower mixes, integrated pest management and multi species winter cover crops, all of which have added meaningful environmental value to the property.

If the sale completes before the Vendor signs the final annual declaration, the Rural Payments Agency may require repayment of the final year's SFI payments amounting to £30,586 and will be the responsibility of the purchaser to repair.

The property offers the opportunity to enter into future land management schemes like the Sustainable Farming Incentive or woodland creation and management schemes, as well as also offering wider natural capital opportunities such as Biodiversity Net Gain (BNG) or carbon projects.

Details of the current scheme are available from the Selling Agents who will be pleased to discuss this and any future schemes with potential purchasers.

Designations

Part of the land falls within a Nitrate Vulnerable Zone (NVZ).

Access

There are no third party rights of access over the land, but The Brooms has a right of access for agricultural use only over the track marked A to B on the sale plan.

Drainage Board

The land lies within the Swale & Ure Internal Drainage Board district with the 2025 charge of £827.49.



Lot 3

Method of Sale

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

Those parties interested in offering for the whole property could purchase by way of a company share sale. Further information is available from the Selling Agent.

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. The boundary to Lot 1 is to the middle of the River Swale and includes fishing rights, although these are not currently exercised.

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 secondary access to Lot 4 is from a right of way beside the cottages adjacent to the public highway.

The farmhouse and old yard at The Brooms, is now in separate ownership. A right-of-way over the existing access is reserved to the Sellers through the farmyard for agricultural purposes to access Lot 1. Full planning consent has been approved for a new access (25/01716/FUL and 26/00598/PNA) which is to be put in by the owners of The Brooms farmhouse and on completion of this track the right of access will transfer to the new track with the old access right being extinguished.



A plan showing the route of a public footpath and bridleway is available from the Selling Agents.

Services

There is a three phase mains electricity supply to the grain facility within Lot 2 as well as a metered mains water supply.

Solar PV

Mounted on the roof is a 138kwh solar array with commercial Export Agreement and Feed in Tariff. The system is checked annually on contract with Electric Future Ltd. Annual income generated ranges from £18,000 to £40,000 per annum.

Water Extraction Licence

The farm holds a water extraction licence from the River Swale and underground irrigation pipes are laid across the farmland around the village. Irrigation is also available from two boreholes either side of the A1(M).

Overage

The property will be sold with the provision of an overage to allow the Sellers to benefit from development or change of use of the land in future. The clawback will be based on the Sellers receiving a 35% share of the uplift in value, after costs, for a period of 35 years from the date of completion of the sale with the trigger being realisation of the increased net value.

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 and Holdover

If the sale completes either before or significantly after the 2026 harvest, the purchaser(s) will be obliged to take over and pay for all growing crops, in addition to the purchase price, based on cultivations, seeds, fertilizers and sprays together with an appropriate element of enhancement and alongside any remaining 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.

If the Seller takes the 2026 crop, a right of Holdover will be required by the Sellers to store crops in the grain store for



a period of up to six months after harvest and no later than 31st March 2027.

Directions (YO7 4PT)

The land lies either side of the A1(M) at junction 50. Inspections of the farm will start from the grain store. To reach the grain facility at Baldersby St James follow signs from the junction to Thirsk turning first right on to Wide Howe Lane and onto the village. At the far end of the village turn right on to the farm track leading to the yard.

what3words: ///bicker.fields.replenish

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

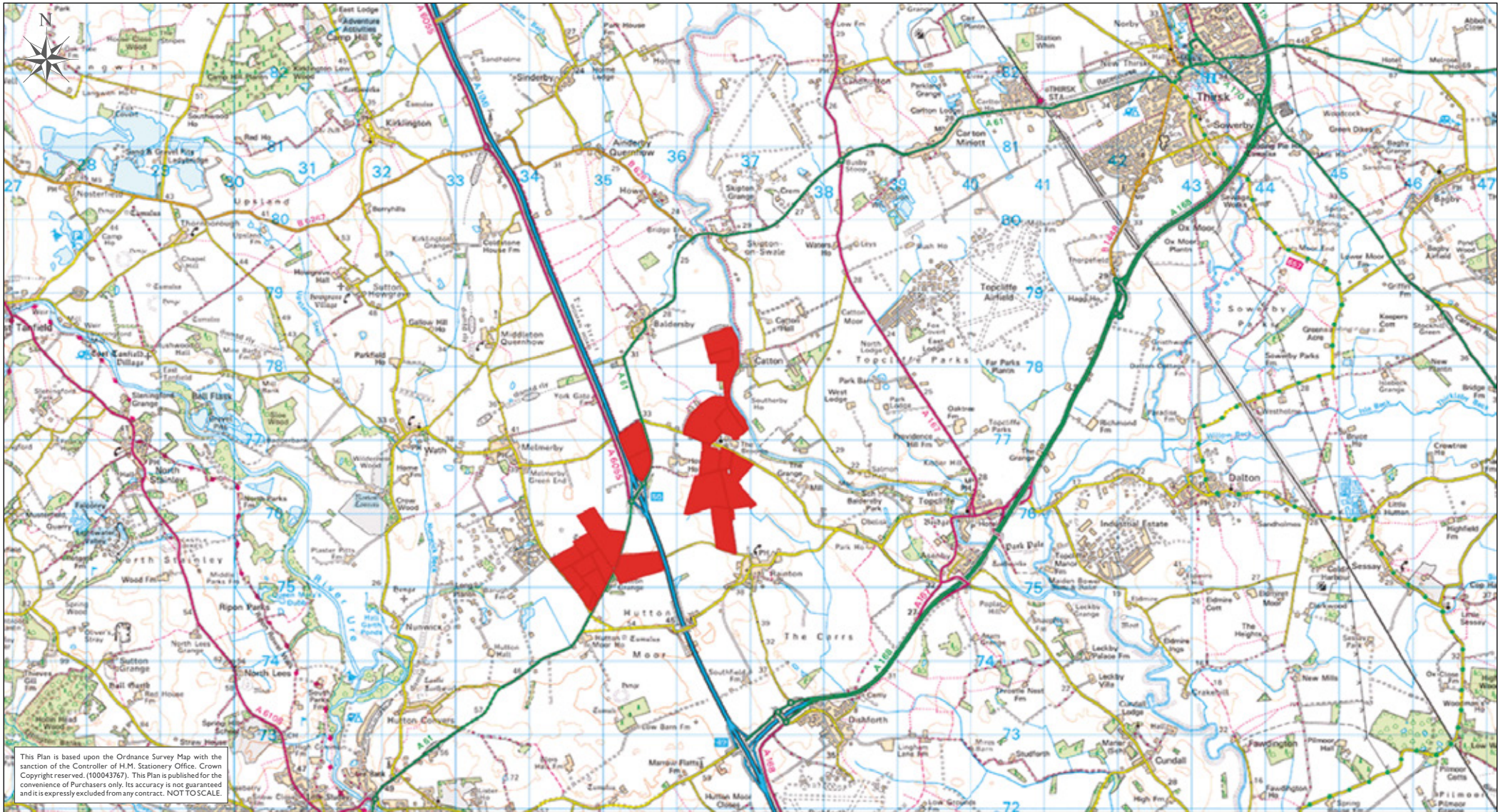
Lotting

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, Thirsk (Oliver Riley)

Lot	Land Reg	parcel ID	Arable	Grass	Woodland	Other	Area (ha)	Area (ac)
1	NYK157420	5935	25.13				25.13	62.10
1	NYK157420	5935		0.65			0.65	1.61
1	NYK157420	6214			4.45		4.45	11.01
1	NYK157420	2918	22.93				22.93	56.66
1	NYK157420	7520	9.47				9.47	23.39
1			57.53	0.65	4.45	0.00	62.63	154.77
			142.15	1.61	11.01	0.00		
2	NYK157420	4674	9.09				9.09	22.45
2	NYK157420	6774	4.16				4.16	10.28
2	NYK157420	7934	19.07				19.07	47.13
2	NYK157420	7934		0.03			0.03	0.07
2	NYK157420	7934				0.48	0.48	1.19
2	NYK157420	3127	23.14				23.14	57.18
2	NYK157420	7701	0.68				0.68	1.67
	NYK157420	Grain Shed						
2	NYK414704	6479	14.86				14.86	36.71
2			70.99	0.03	0.00	0.48	71.50	176.68
			175.42	0.07	0.00	1.19		
3	NYK353796	4399	12.61				12.61	31.15
3	NYK353796	5468	8.17				8.17	20.19
3			20.78	0.00	0.00	0.00	20.78	51.34
			51.34	0.00	0.00	0.00		
4	NYK458293	9592 est	23.51				23.51	58.09
4			23.51	0.00	0.00	0.00	23.51	58.09
			58.09	0.00	0.00	0.00		
5	NYK458293	5440	7.80				7.80	19.27
5	NYK458293	7858	6.30				6.30	15.58
5	NYK458293	7728	6.20				6.20	15.32
5	NYK458293	0332	6.50				6.50	16.06
5	NYK458293	6214	5.58				5.58	13.79
5	NYK458293	9008	7.14				7.14	17.65
5	NYK458293	7991	3.53				3.53	8.71
5	NYK458293	8780			1.27		1.27	3.13
5			43.06	0.00	1.27	0.00	44.32	109.52
			106.39	0.00	3.13	0.00		
6	NYK353766	4931	19.28				19.28	47.65
6			19.28	0.00	0.00	0.00	19.28	47.65
			47.65	0.00	0.00	0.00		
		Hectares	235.15	0.68	5.72	0.48	242.03	
		Acres	581.05	1.67	14.13	1.19		598.05



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

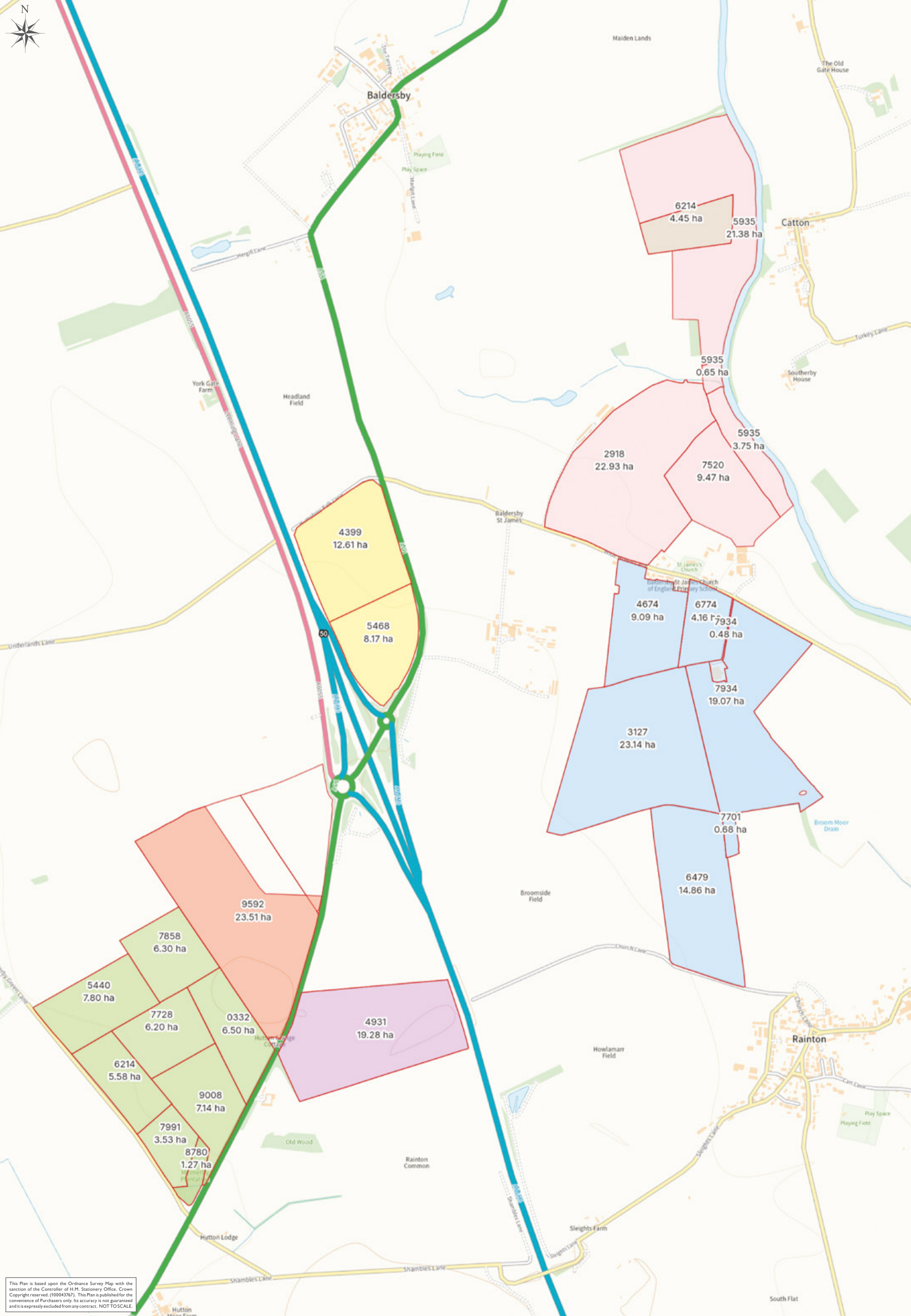
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements 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 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



Lots 4 & 5



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