



32.32 Acres (13.07 Ha) of Arable Land North of Finghall, Leyburn



Robin Jessop

32.32 Acres (13.07 Ha) of Arable Land North of the Village of Finghall, Leyburn

A Block of Productive Arable Land accessed off Chapel Lane, North of the Village of Finghall

Joint Selling Agents : Leyburn Auction Mart (Telephone : 01969 623167)

- Close Proximity to Finghall and Akebar
- Productive Arable Land
- Accessed from Chapel Lane
- Guide Price: £240,000 (£7,500/Acre)

SITUATION

Finghall 0.5 miles, Akebar 0.4 miles, Leyburn 6 miles, Bedale 6 miles, Richmond 10 miles, Northallerton 14 miles (All distances are approximate).

The land is located north of the village of Finghall and south west of Akebar. The land is accessed from a track off Chapel Lane, which runs between the A684 and Finghall. It is split into two parcels, both of which border the Wensleydale Railway.

DESCRIPTION

The land comprises a compact block of arable land, which is relatively flat and has access to the public highway from a track which the vendor has right of way over, marked blue on the attached plan. The purchaser and their successors in title will be responsible to contribute a fair and reasonable sum for the costs of maintenance. The land offers picturesque views over rural North Yorkshire and Lower Wensleydale.

The land is classified as Grade 3 on the Agricultural Land Classification Maps. The land is

currently left in stubble from the previous Spring Barley crop.

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold with vacant possession upon completion. The site is registered with the Land Registry, comprising as part of the Land Registry Title Number NYK239874.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

The land currently benefits from a right of way over the land shaded blue on the attached plan to access the public highway.

The purchaser and their successors in title will be responsible to contribute a fair and reasonable sum for the costs of maintenance.

SERVICES

There are no mains services to the land.

BASIC PAYMENT SCHEME

The land is registered for Entitlements to the Basic Payment Scheme. There are no Entitlements available.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included within the sale as far as they are owned.

BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them. Where the boundaries are marked by an inward facing "T" marks, these boundaries are believed to be the responsibility of the purchaser(s).

VIEWINGS

Please make contact with Robin Jessop Ltd on (01677 425950) to arrange a viewing. **When conducting a viewing, please keep all gates closed as there may be sheep grazing.**

DIRECTIONS

A for sale board will be erected at the field entrance on the eastern boundary, along Chapel Lane.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free app is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
///universal.quench.endings

PLAN

The plan is for identification purposes only.

OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest and preferably to confirm this in writing to ensure that you are kept informed with regard to the progress of the sale of this land, please email either andrew@robinjessop.co.uk or mitchell@robinjessop.co.uk.

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

PLANNING AUTHORITY

Richmondshire District Council, Development Control Support Officer, Mercury House, Richmond, North Yorkshire, DL10 4JX.

USEFUL ADDRESSES

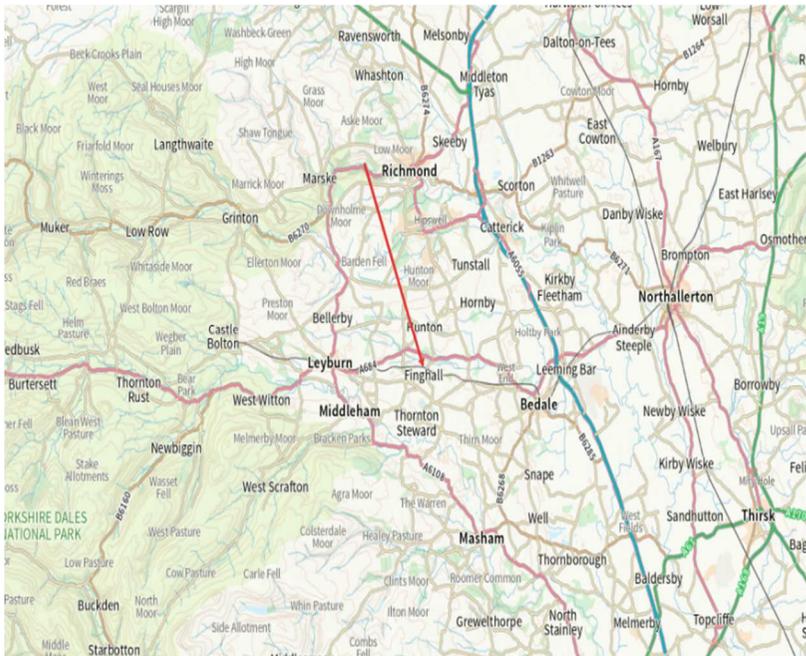
VENDOR'S SOLICITOR

Messrs Critchley Hall, The Office, Golden Lion Yard, Leyburn, North Yorkshire, DL8 5AS.

Tel : 01969 625526

Acting Solicitor : Mr John Hall

Email : john@hallandbirtles.co.uk





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



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