



1.58 Acres of Land at Intake Lane
Carlton Miniott, Thirsk, YO7 4LX



Robin Jessop

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A Well Positioned and Very Useful Grass Paddock Extending to 1.58 Acres approx.

Best & Final Offers are Invited on the enclosed Informal Tender form by 12 noon on Monday, 6th December 2021

- Prime Edge of Village Location
- Very Handy Grass Paddock
- Good Access onto Carlton Road
- Well Fenced
- Viewing by Appointment Only
- Guide Price: £20,000 - £30,000

SITUATION

Thirsk 1.5 miles, Ripon 10 miles, Northallerton 10 miles, Bedale 14 miles (all distances are approximate).

This paddock is situated on the southern edge of the village of Carlton Miniott. It is therefore conveniently located with access road Intake Lane (coloured yellow) which adjoins Carlton Road being the A61 road which runs through Carlton Miniott towards Thirsk.

It is shown edged red on the attached plan.

DESCRIPTION

This is an attractive grass paddock. It is a good rectangular shape and comprises sound productive grass land.

It is well fenced with post and wire netting. It is nicely secluded and well placed in relation to the village.

GENERAL REMARKS & STIPULATIONS

Viewing

Is to be strictly by appointment with Robin Jessop Ltd – 01677 425950.

Please note – the access gate on the main road is locked with a coded lock. Viewers are kindly requested to make a specific appointment to view the paddock whereupon a representative from Robin Jessop Ltd will arrange to open this gate to facilitate an inspection of the paddock.

Please note that there are several other users who have a right of way along Intake Lane including Network Rail.

Tenure

The land is freehold and vacant possession will be given upon completion. The site is registered with the Land Registry under Title No: NYK361786.

Easements, Rights of Way & Wayleaves

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

Without Prejudice to the foregoing, the property is sold subject to the following:-

1. The owners of the subject land have the benefit of a vehicular and pedestrian right of way from the public highway along Intake Lane (coloured yellow), and the track coloured green.
2. The owners of The Poplars situated on the eastern side of the subject land, have the benefit of a vehicular and pedestrian right of way over the track coloured blue to access their property.

Services

There are no mains services connected to the paddock.

Tenantright Matters

The Vendors will make no claim for tenantright matters and the Purchaser(s) will make no claim for dilapidations.

Development Claw-Back Clause

In the event that the Purchaser(s) or their successors in title obtain the formal grant of planning permission for development on the land within the next 20 years, there will be a payment to the Vendors or their successors in title of 30% of any increase in value over the existing use value.

Please note that the keeping of horses and ponies and the erection of stables for commercial / business purposes will not be regarded as development for the purposes of this claw-back clause and is therefore expressly permitted.

Basic Payment Scheme

The land is understood to be registered for Entitlements to the Basic Payment Scheme. These Entitlements belong to the outgoing grazier and are **not** included in the sale.

Sporting & Mineral Rights

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

Boundaries

The Vendors will only sell such interest (if any) which they have in the boundary fences, walls, hedged and other boundaries separating this property from the properties not belonging to them. Where the boundaries are marked by inward facing "T" marks, these boundaries are

believed to be the responsibility of the Purchaser(s).

Plan

The plan is for identification purposes only.

Method of Sale

This parcel of land is offered for sale by Informal Tender. All offers should be submitted on the attached Tender Form on the following basis:-

1. All offers should reach the Bedale Office of Robin Jessop Ltd by 12 Noon on Monday 6th December 2021. Late offers will NOT be considered.
2. Offers should be made in writing on the attached Informal Tender Form and submitted in a sealed envelope marked "Land at Carlton Miniott" in the top left hand corner or emailed to robin@robinjessop.co.uk. If submitting by email, please kindly check that we have received your emailed offer.
3. Offers must be for a precise sum and it is advised that an odd figure is used to avoid the possibility of identical bids. Offers should not be made by reference to any other bids (that is to say, you cannot say £1 over the top bid).
4. The Vendor reserves the right **not** to accept the highest offer or indeed any offer. We confirm that it is their intention to dispose of this land if suitable offers are received.
5. Prospective Purchaser(s) should clearly state whether the offer submitted is subject to obtaining a

mortgage, valuation, the sale of another property or cash. In the case of a mortgage, please confirm that the finance has been arranged and is available to you, not only to exchange contracts but also to complete the purchase and that any valuations/surveys have been carried out.

6. Correspondence from a bank, building society, solicitor, accountant or other financial advisor should accompany your offer, confirming in detail the availability of funds to support the offer. Offers that are not accompanied by detailed and satisfactory financial status information may not be considered.

7. Letters of offers should include the full names and addresses of the proposed purchaser(s) together with the name and address of the Solicitor who will be acting. If submitting an offer on behalf of a third party, the identity and address of that party must be given.

8. The Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the Regulations") came into force on the 26th June 2017 and Estate Agents are now required to verify the identity of the prospective purchaser(s).

Within 5 working days of acceptable of an offer, the prospective purchaser(s) must visit the Bedale Office of Robin Jessop Ltd and present a form of identification and proof of address. Further details are available upon request.

9. It is the responsibility of any intended offeror to satisfy himself/herself as to the basis upon which he/she makes an offer. The making of any offer for this property will be taken as an admission by the intending purchaser(s) and that he/she has made all prudent enquiries and has relied solely on his/her own judgement.

10. Successful offeror(s) will be notified as soon as possible and will be expected to exchange Contracts within 30 working days following receipt of a Draft Contract documents.

11. No person in the employment of Robin Jessop Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by Robin Jessop Ltd or the Vendor of this property.

If you have any additional queries, please do not hesitate to contact Robin Jessop FRICS or Tabitha Bentley MRICS on 01677 425950.

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. Email : robin@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.

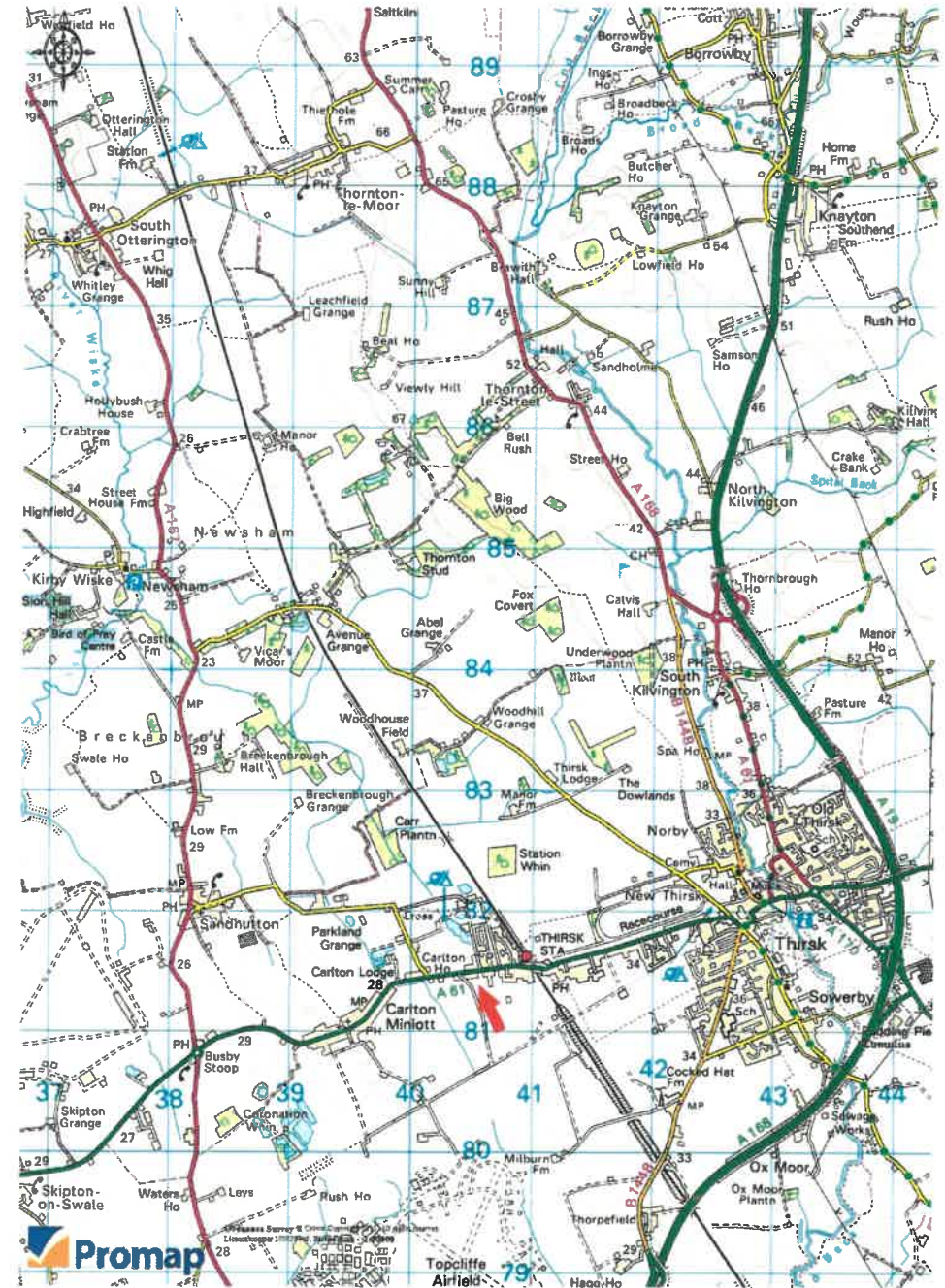
USEFUL ADDRESSES

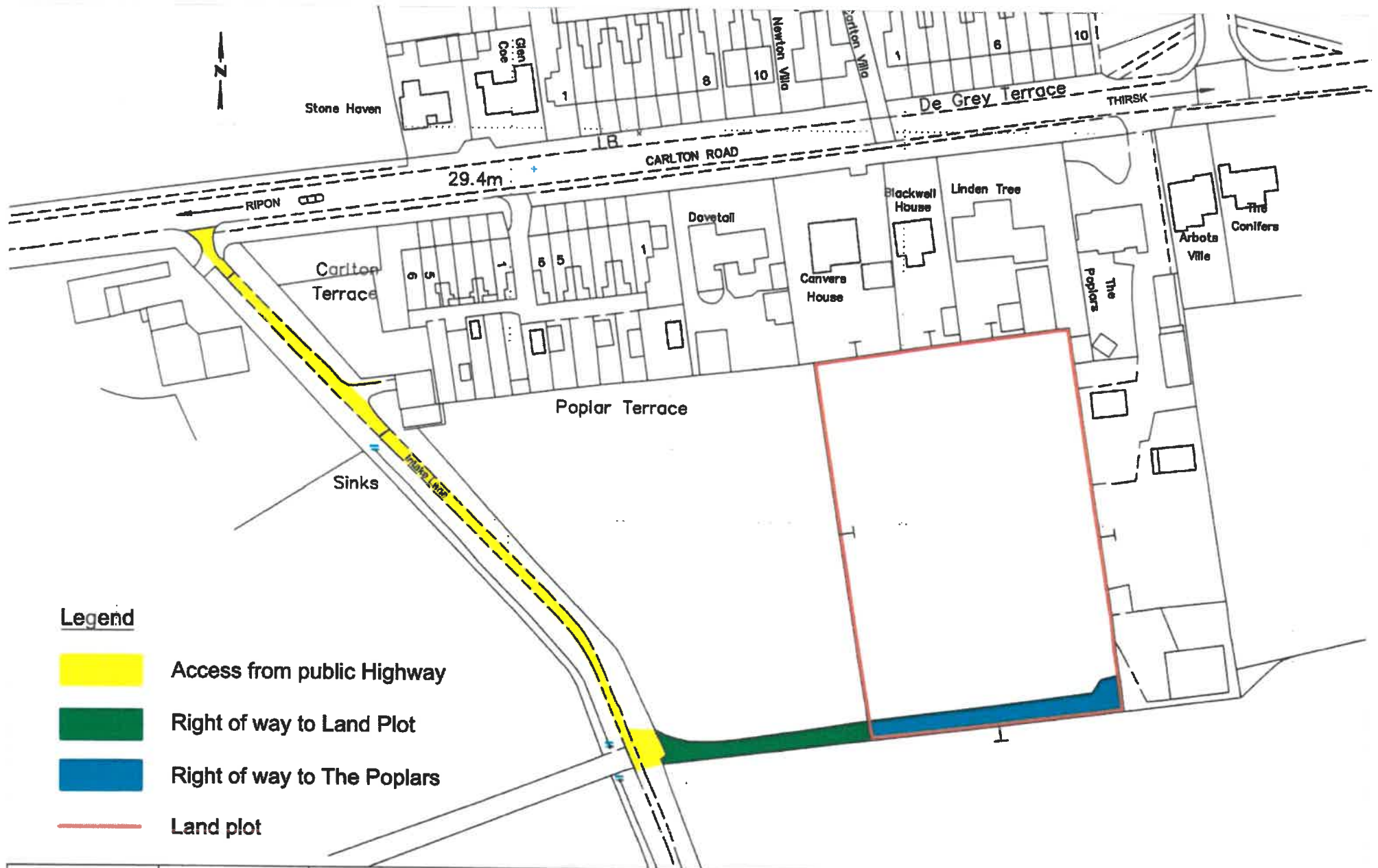
Vendors Solicitors:-

Messrs Hunt & Wrigley, The Old Post Office, 83 High Street, Northallerton, North Yorkshire – 01609 772502. Acting Solicitor:- Mr Stan Lonsdale
Email: stan.lonsdale@huntandwrigley.co.uk

Planning Authority

Hambleton District Council, Civic Centre, Stonecross, Northallerton, North Yorkshire DL6 2UU – 01609 779977





Legend

- Access from public Highway
- Right of way to Land Plot
- Right of way to The Poplars
- Land plot

Scale: 1/1250	Area 0.64Ha 1.58Acres	Land rear of Carlton Road Carlton Miniott, Thirsk, North Yorkshire	Plan No: 3113.01c
Date: October 2021			



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



RobinJessop

INFORMAL TENDER FORM

BEST & FINAL OFFERS OFFERS

SUBJECT TO CONTRACT

**1.58 Acres approx. of Land at
Intake Lane, Carlton Miniott, Thirsk YO7 4LX**

THE OFFERER

SOLICITORS

Name Name.....
Address Address
.....
.....
Telephone Telephone
Mobile Acting Solicitor
Email Email

**I/WE WISH TO OFFER THE SUM OF FOR THE 1.58 ACRES APPROX OF LAND AT
INTAKE LANE, CARLTON MINIOTT, THIRSK**

£ (in words and figures)

If your offer is accepted it is now a legal requirement that the prospective purchaser(s) need to provide the Selling Agent with proof of their identity. This is required for Anti Money Laundering Regulations.

Please turn over to complete the following questions and sign the Best Offer form.

**Please Note: All offers to be submitted on or before 12 noon on
Monday, 6th December 2021**

BEST & FINAL OFFERS FORM

Please note: all offers must be for a fixed sum of money only and of an uneven figure to avoid identical bids. Escalating offers will not be considered, nor will offers by way of reference to any other offers. Satisfactory proof of funding must be provided upon request.

NOTES WITH REGARD TO MY/OUR OFFER:-

1. IS YOUR OFFER A CASH OFFER OR DO YOU HAVE THE LIQUID FUNDS AVAILABLE? YES / NO*
* Please delete as appropriate
2. WILL YOU REQUIRE A MORTGAGE TO PURCHASE THE LAND?
YES / NO*
* Please delete as appropriate
3. IS YOUR OFFER DEPENDENT ON A SURVEY OR VALUATION BEING UNDERTAKEN? YES / NO *
* Please delete as appropriate
4. HAVE YOU VIEWED THE LAND? YES / NO *
* Please delete as appropriate
5. IS YOUR OFFER SUBJECT TO SELLING A PROPERTY OR ANY OTHER CONDITIONS? (Please give details below) YES / NO *
* Please delete as appropriate
6. IS THERE ANY OTHER USEFUL INFORMATION YOU WISH TO PROVIDE? YES / NO *
* Please delete as appropriate

OTHER DETAILS:

SIGNED DATED

PLEASE RETURN TO: **ROBIN JESSOP LTD, 4 NORTH END, BEDALE, NORTH YORKSHIRE, DL8 1AB OR EMAIL TO robin@robinjessop.co.uk**

NO LATER THAN: **12 NOON ON MONDAY, 6TH DECEMBER 2021**

MARKING THE ENVELOPE CONTAINING THIS FORM "**LAND AT CARLTON MINIOTT**" IN THE TOP LEFT HAND CORNER