

GEORGE F. WHITE



LAND AT THORNTON STEWARD

RIPON ▪ NORTH YORKSHIRE ▪ HG4 4BQ

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Thornton Steward 0.6 Miles ▪ Bedale 6 Miles ▪ Leyburn 6 Miles

5.92 Hectares (14.63 Acres) of arable land

Agricultural building

0.23 Hectares (0.58 Acres) of permanent pasture

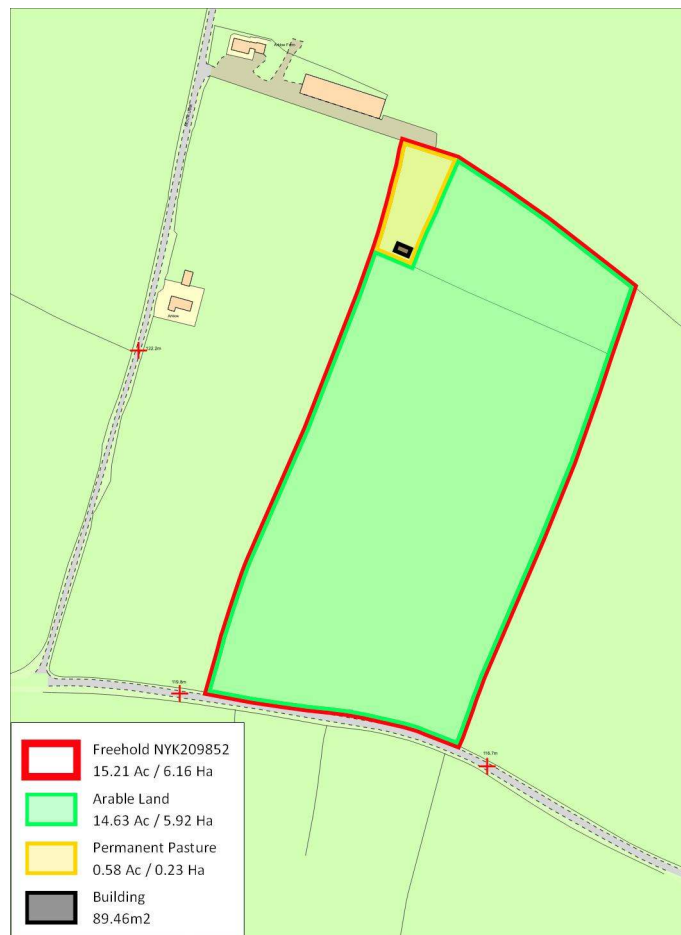
Mains water supply

Road frontage

Guide Price £225,000

Bedale 01677 425301

bedale@georgefwhite.co.uk



The Area

Situated in a pleasant rural location between Bedale and Leyburn this parcel of land benefits from good access to the local road network.

The Land

The land is within a stock proof ring fence and extends to 5.92 Hectares (14.63 Acres) of well drained, arable land together with 0.23 Hectares (0.58 Acres) of permanent pasture. The land is south facing, light soil and is gently sloping towards the road where there is road frontage along the southern boundary.

There is a single storey agricultural timber building located within the pasture enclosure, which may have future development potential subject to planning consents.

It is understood that there is a metered mains water supply to a trough which sits between both parcels.

Grants and Subsidies

The land is registered for the Basic Payment Scheme and corresponding Non-SDA entitlements will be included in the sale and the vendor will make reasonable endeavours to transfer the entitlements to the buyer. George F White reserve the right to charge a fee of £200 plus VAT for the transfer. The purchaser will be required to indemnify the vendor against any breach of cross compliance for the remainder of the current claim year from completion and / or occupation.

The land is registered as organic until April 2019 however there are no organic or other stewardship schemes affecting

the land.

Sporting and Mineral Rights

It is understood that the mineral rights are in separate ownership. It is understood that the sporting rights in so far as they are owned are held with the land.

Rights of Way

It is understood that there is one public footpath that follows the boundary from the gate at the roadside and travels east to the next field.

Directions

Travelling on the A684 from Bedale towards Leyburn pass through Patrick Brompton and turn left onto Brompton Road signposted Newton Le Willows. Follow the road into Newton Le Willows and on reaching the main crossroads turn right. Follow the road to the T junction and turn right, taking the next left hand turn follow the road passing Thornton Reservoir on the right hand side to the T junction, the land will be on the left hand side identified by a George F White 'For Sale' board.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



9 South End, Bedale
North Yorkshire DL8 2BJ

www.georgefwhite.co.uk



Duns	t 01361 883488
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