



LAND AT GREAT OUSEBURN
Harrogate, North Yorkshire

 **AFP** Alnwick Farming And
Property Consultants

LAND AT GREAT OUSEBURN

Harrogate, North Yorkshire

Great Ouseburn 0.5 miles | Boroughbridge 5 miles | York 16 miles | Leeds 33 miles
(Distances Approximate)

PRODUCTIVE ARABLE LAND
DIVIDED INTO TWO LARGE FIELDS
EXTENDING
TO APPROXIMATELY
32.48 HECTARES (80.26 ACRES) OVERALL

**For Sale by Private Treaty
as a Whole or in Lots**

Guide Prices:

Lot 1 (9.34 Ha): **£275,000**

Lot 2 (23.14 Ha): **£680,000**

WHOLE (32.48 Ha): **£955,000**



6H Greensfield Court, ALNWICK, Northumberland NE66 2DE
01665 606041 | office@alnwickfpc.co.uk | www.alnwickfpc.co.uk



GENERAL DESCRIPTION & CROPPING

The land comprises productive arable land divided into two large fields, which are well suited to modern farm machinery.

Previous cropping has been based on cereals (spring barley and winter wheat) with oilseed rape grown as a break crop. The planned cropping for harvest 2023 is spring barley.

LAND GRADE AND SOIL TYPE

The land is classified as Grade 3 with deep fine loamy and loamy clay soils, classified within the 'Bishampton 1' and 'Foggathorpe 2' soils series.

DRAINAGE

The land drains towards to northern boundary with an open dyke running along 'Lightmire Lane'. Improvements and addition to the under-drainage system have been completed by vendors during their ownership.

BOUNDARIES

The land is enclosed by mature boundary hedges.

LOCATION & SITUATION

The land is located to the east of Great Ouseburn village in the Vale of York, 5 miles to the south-east of Boroughbridge.

The land is situated between 15m and 30m above sea level with very gently rolling topography.

ACCESS

The land is accessed via 'Lightmire Lane' which is an unclassified highway, leading from Great Ouseburn.

Lot 2 also has an access point in the southern boundary onto 'Church Field Lane', which is also an unclassified highway.

The What3Words location reference is:

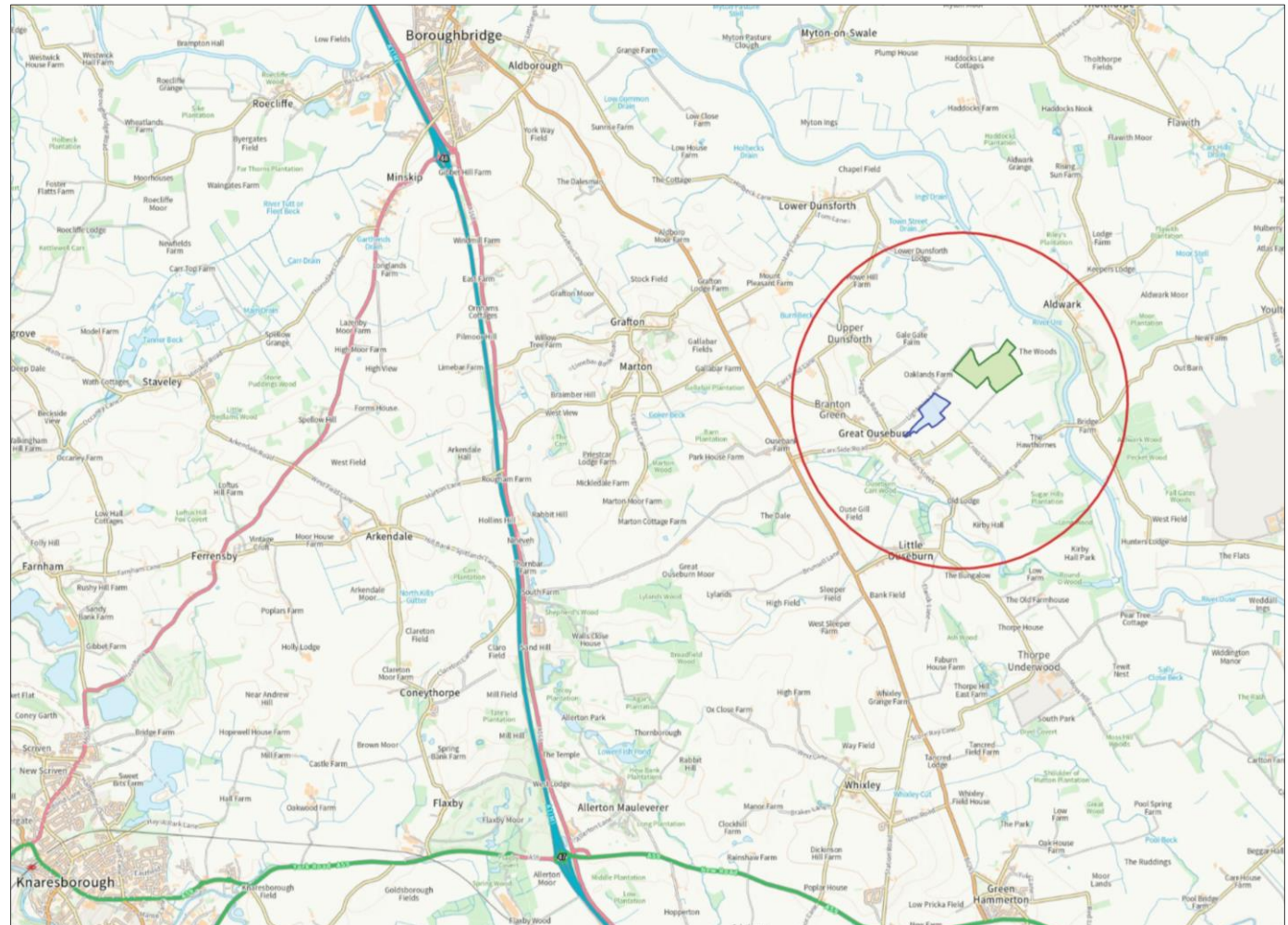
Lot 1: [///blues.shuttled.meals](https://www.what3words.com/#!/enGB/blues.shuttled.meals)

Lot 2: [///chestnuts.quality.rewards](https://www.what3words.com/#!/enGB/chestnuts.quality.rewards)

SERVICES

The land is not connected to any services (mains or private).

| Lot No | Map Sheet | NG No. | Gross Area | | BPS Eligible Area | | Description |
|----------|-----------|--------|------------|-------|-------------------|-------|-------------|
| | | | Ha | Acres | Ha | Acres | |
| 1 | SE4562 | 0623 | 9.34 | 23.08 | 9.34 | 23.08 | Arable Land |
| 2 | SE4562 | 7486 | 23.14 | 57.18 | 23.14 | 57.18 | Arable Land |
| Totals = | | | 32.48 | 80.26 | 32.38 | 80.26 | |



TITLE AND TENURE

Title to the land is registered under:

NYK395979 | NYK654446 | NYK79677

The land is offered for sale freehold with vacant possession to be provided on completion.

BASIC PAYMENT SCHEME (BPS)

The land has been registered for the Basic Payment Scheme (BPS) and is classified as non-SDA. The vendors submitted the 2023 BPS claim and will retain the 2023 payment in full.

The purchaser(s) will be required to indemnify the vendors against any breaches of cross compliance, following completion.

STEWARDSHIP

The land is not subject to an Environmental Stewardship or Countryside Stewardship Scheme.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land.

EASEMENTS AND WAYLEAVES

The land is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and other burdens whether referred to in the particulars or not.

DESIGNATIONS

The land falls within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

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

INGOING VALUATION

An ingoing valuation will be payable by the purchaser(s) for any seeds, fertilisers, cultivations, sprays and acts of husbandry applied to, or carried out on, the land prior to completion.

DRAINAGE RATES

Drainage rates on part of Lot 2 are payable to Ainsty Internal Drainage Board which forms part of

York Consortium of Drainage Boards

Derwent House
Crockey Hill
York, YO19 4SR
T: 01904 720785
W: www.yorkconsort.gov.uk

COSTS

Each party to bear their own costs.

PLANS, AREAS AND SCHEDULES

The plans included in the particulars are based on the areas provided by the Rural Payments Agency and Ordnance Survey are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

LOCAL AUTHORITY

The land is located within open countryside and any planning enquiries should be directed to:

Harrogate Borough Council

Development Management
PO Box 787
Harrogate
HG1 2RW
T: 01423 500600
W: www.harrogate.gov.uk

VAT

To our knowledge the land has not been opted to tax. Should the sale of the land, or any part of it, or any right attached to it attract a VAT charge, such tax will be payable in addition to the purchase price.

HEALTH AND SAFETY

When viewing the land please be aware of the potential hazards associated with agricultural land forming part of a working farm.

SALE METHOD

The land is offered for sale as a whole or in two Lots by Private Treaty.

The vendors reserve the right to withdraw/exclude any of the land shown at any time and to amend the particulars of sale or method of sale. Prospective purchasers should register their interest with the selling agents.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents in relation to Money Laundering Regulations including proof of identity and address.

Further details of the requirements are available upon request.

SOLICITOR ACTING FOR THE VENDORS

The vendor's solicitors are:

Cowling Swift & Kitchin

8 Blake Street
YORK
YO1 8XJ
T: 01904 625678
W: www.csksolicitors.co.uk

VIEWINGS

Viewings of the land is permitted at any reasonable time during daylight hours subject to making a prior appointment to view with the selling agents.

FURTHER INFORMATION

Please contact:

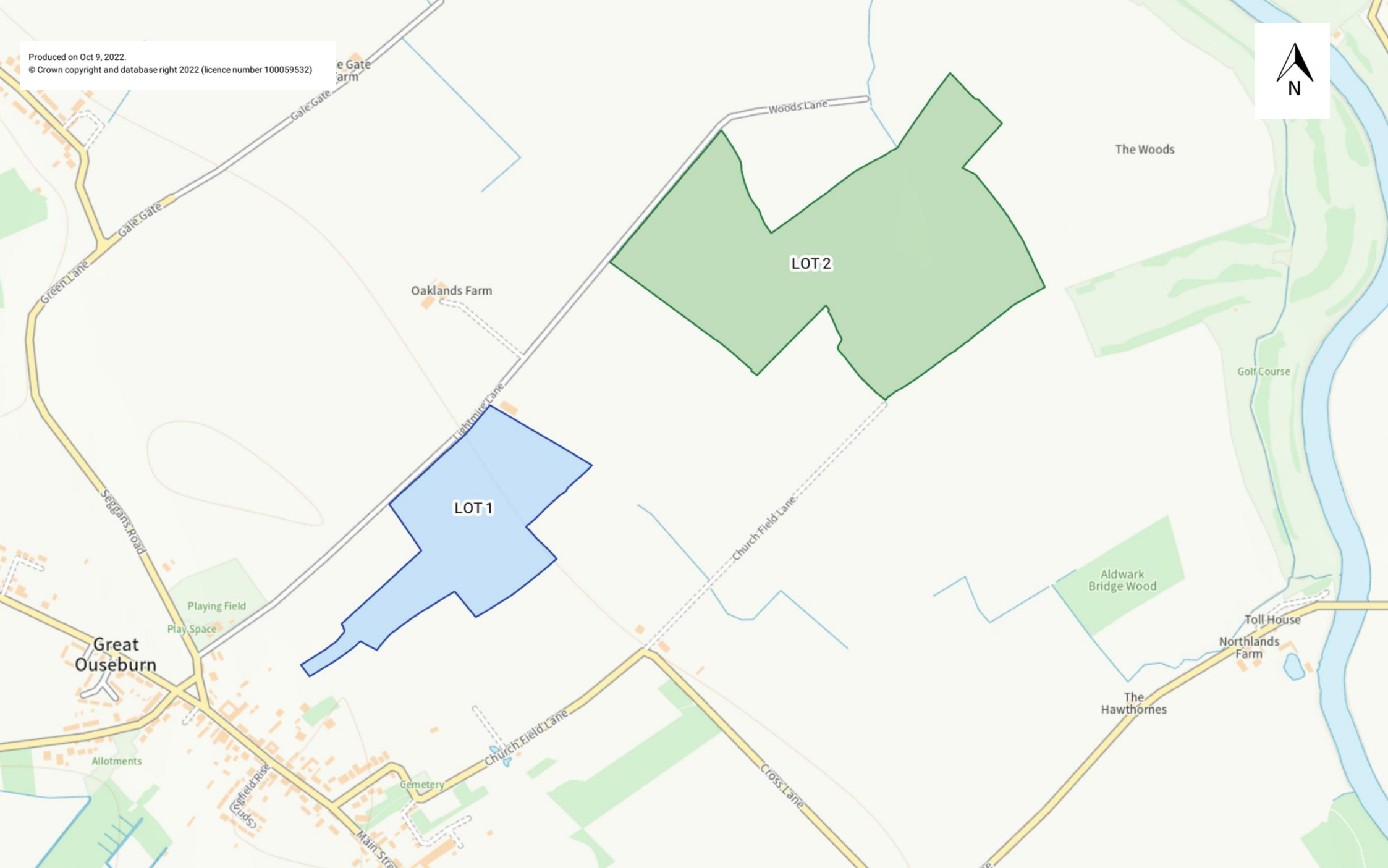
Oliver Stones MRICS FAAV

M: 07949 035181 | E: oliver@alnwickfpc.co.uk

Emma Smith MRICS FAAV

M: 07378 381134 | E: emma@alnwickfpc.co.uk





Brochure Reference: AFC/10/V.3 | Particulars prepared: October 2022 (Amended May 2023 | Photographs taken: May 2023

IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.

