

In the estate of the late Stanley Wilkinson

CRAKEHALL

Nr. BEDALE

Particulars of

**AGRICULTURAL LAND
INVESTMENT**

Approximately 47.5 acres

Situated at

**HIGH MILL FARM,
PATRICK BROMPTON ROAD,
CRAKEHALL
BEDALE
DL8 1JH**

FOR SALE FREEHOLD

OFFERS INVITED

DESCRIPTION

The land comprises 3 arable fields and one grassland field, together with a piece of grassland on both sides of Crakehall Beck, all as shown edged on the attached plan. The fields are bounded by a mixture of hedges and fences, and the land has a natural water supply running through its south west corner being Crakehall Beck. The property has direct access from the A684 Crakehall to Patrick Brompton Road.

TENURE

The freehold interest is being sold as an investment, subject to the existing tenancy.

The property is let by agricultural tenancy under the Agricultural Holdings Act 1986 to Mr John Wilson of High Mill Farm. The current rental income is £3,024.60 per annum.

The sporting rights over the land are currently let by annual licence to Mr T Gibson producing an income of £250 per annum.

There is also a small annual wayleave income from the overhead electricity line.

There is a public footpath through the grassland field.



Tel: 01943 462265

F. M. LISTER & SON
Manor Square, Otley LS21 1QR

Fax: 01943 850682



SERVICES

No mains services are connected, although an overhead electricity line passes across the western end of the land.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register.

VIEWING

The land may be inspected at any time when carrying a copy of these particulars. Please be aware that livestock and growing crops may be in the fields.

OFFERS

Offers are being invited for the land as one lot, and subject to the existing tenancy. Offers should be made in writing to the agents.

DIRECTIONS

From Little Crakehall, travelling westwards on the A684 towards Patrick Brompton, the land will be found on both sides of the road, approximately 1km after the last houses in the village.

(what3words: ///grocers.wool.ghost)

Misrepresentation Act 1967

F. M. Lister & Son themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, any offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of F. M. Lister & Son has any authority to make or give any representation or warranty whatever in relation to this property.

Finance Act 1989

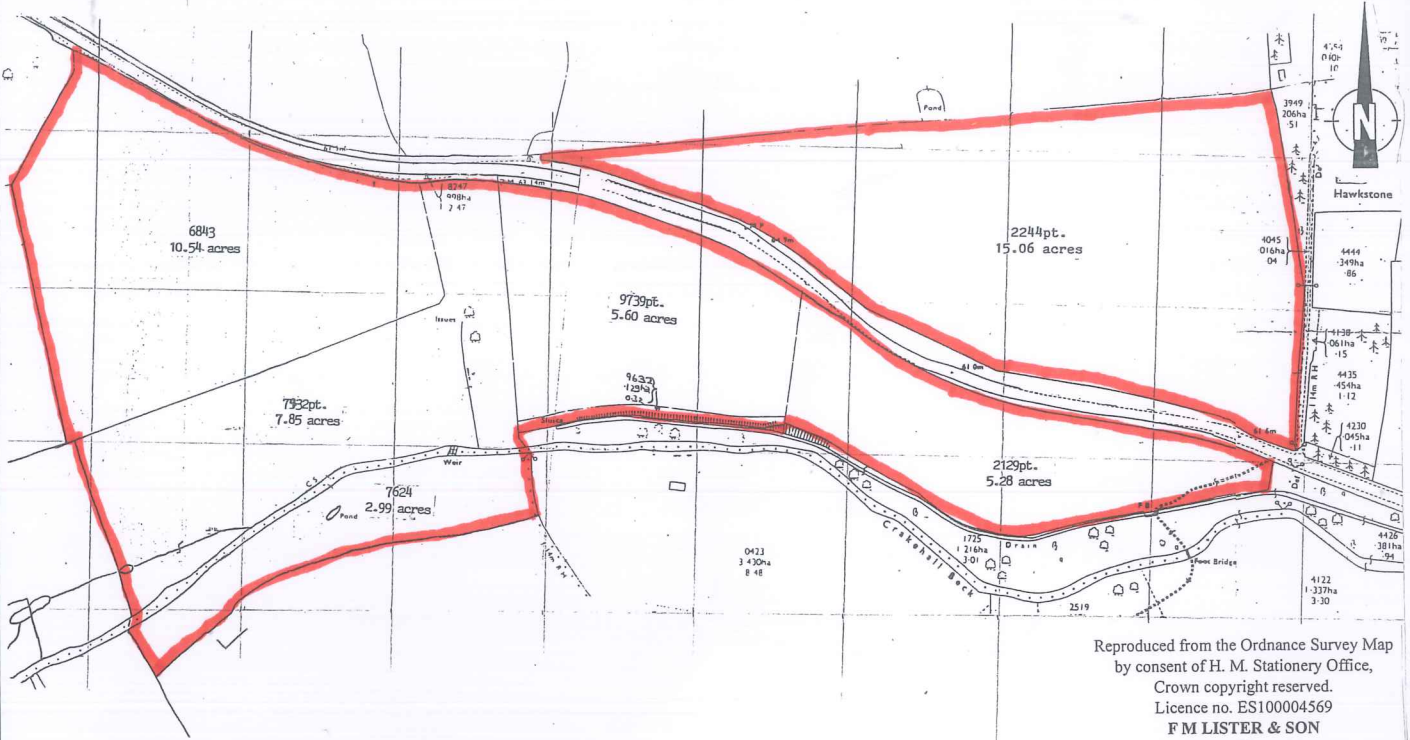
Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Terms Regulations 2008

Business Protection from Misleading Marketing Regulations 2008

1. Our description of any services should not be taken as any representation that these are in working order.
2. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

SITE PLAN



Reproduced from the Ordnance Survey Map
by consent of H. M. Stationery Office,
Crown copyright reserved.
Licence no. E5100004569
F M LISTER & SON
Chartered Surveyors
OTLEY, YORKSHIRE LS21 1QR

LOCATION PLAN

