



**LAND AT MARSTON MOOR FARM
HESSAY, YORK
176.36 ACRES (71.37 HECTARES)
A MIX OF GRASS AND ARABLE LAND**

Four blocks of predominantly Grade 3 grass and arable land

**FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN 4 LOTS**

Stephenson
Est 1871 & son

General Information

Situation:

The land lies between the villages of Tockwith and Hessay; 5 miles west of York and 14 miles east of Harrogate.

Directions:

From York on the A59 take the left turn named Marston Lane signposted Long Marston and Tockwith. Continue along the lane for half a mile at which point Lot 3 is on the right of the lane and Lot 4 is on the left. At the end of the road turn right on to Atterwith Lane. Immediately on the right is Lot 1 and continue past the farmhouse to see Lot 2. The postcode is YO26 8JW.

Description:

Lot 1 is currently sown to part cereal crops and part permanent pasture with a small area of woodland. Lot 2 comprises a single field of permanent pasture. Lot 3 is part arable and part temporary grass. Lot 4 is a single arable field currently down as Winter Wheat.

Soil Classification is predominantly Grade 3 and defined as being part of the Foggathorpe 2 soil series of marine alluvium soils. They are described in greater detail as “slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soils”.

Basic Payment Scheme:

All the land is registered for the Basic Payment Scheme and the Entitlements for the 2019 season will be transferred to the Purchasers without charge after completion. The vendor will keep the 2019 payment.

Rights of Way, Wayleaves & Easements:

As far as we are aware there are no public rights of way across the land. There is an electricity line crossing Field No 2457 and 0733 in Lot 1.

Lot 1 Access:

The drainage board is to move the bridge passing over the drainage ditch (currently located between the retained field next to field 5330 and 2457) to the boundary between field 5330 and 2457. This is scheduled to happen in 2019. Until this happens a temporary right of access will be granted from the vendor to the purchaser along the track shown brown on the plan.

Lot 1 and Lot 2 Restrictive Covenant:

Lots 1 and 2 are sold subject to a restrictive covenant on the following:

- No buildings to be erected on the land, including stabling.
- No static and touring caravans
- No slurry lagoons

Services:

None laid on at present.

Environmental Stewardship:

The land is currently not in any Stewardship Scheme.

Sporting and Mineral Rights:

The Sporting Rights are included in the sale. Mineral Rights are excluded.

Drainage:

Field No 8961 in Lot 1 was under drained in 2011.

Outgoings:

An annual rate is payable to Marston Moor Internal Drainage Board.

Tenure:

Freehold with vacant possession on completion

Contracts & Completion:

The growing crop and cultivations are to be taken over by the purchaser at completion and to be valued at CAAV rates in addition to the purchase price.

Vendor's Solicitors:

Drivers Solicitors, 5C Market Street, Malton, YO17 7LY
FAO: Mr Stephen Thorn

Viewing:

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on further mailings regarding this sale.

Local Authority:

Harrogate Borough Council, Crescent Gardens, Harrogate, HG1 2SG
Tel: 01423 500 600

Guide Price:

Lot 1 - £540,000 Lot 2 - £160,000
Lot 3 - £360,000 Lot 4 - £240,000

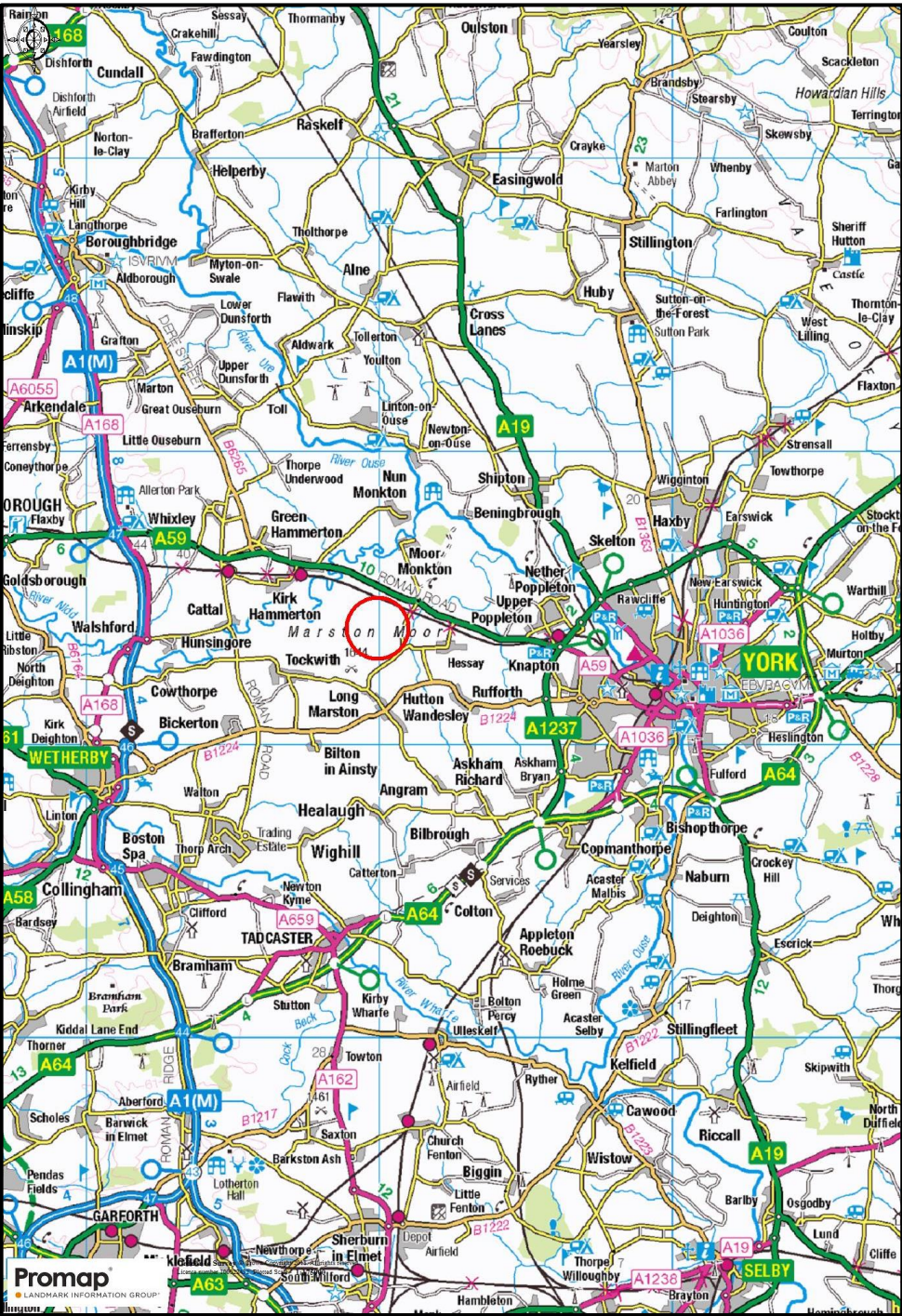
Agent Contacts:

For further information or negotiation please contact:
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Tel: 01904 489731 / 07801 68560 01904 489731
Email: rlc@stephenson.co.uk chloe.hayes@stephenson.co.uk

Photographs:



Location Plan:



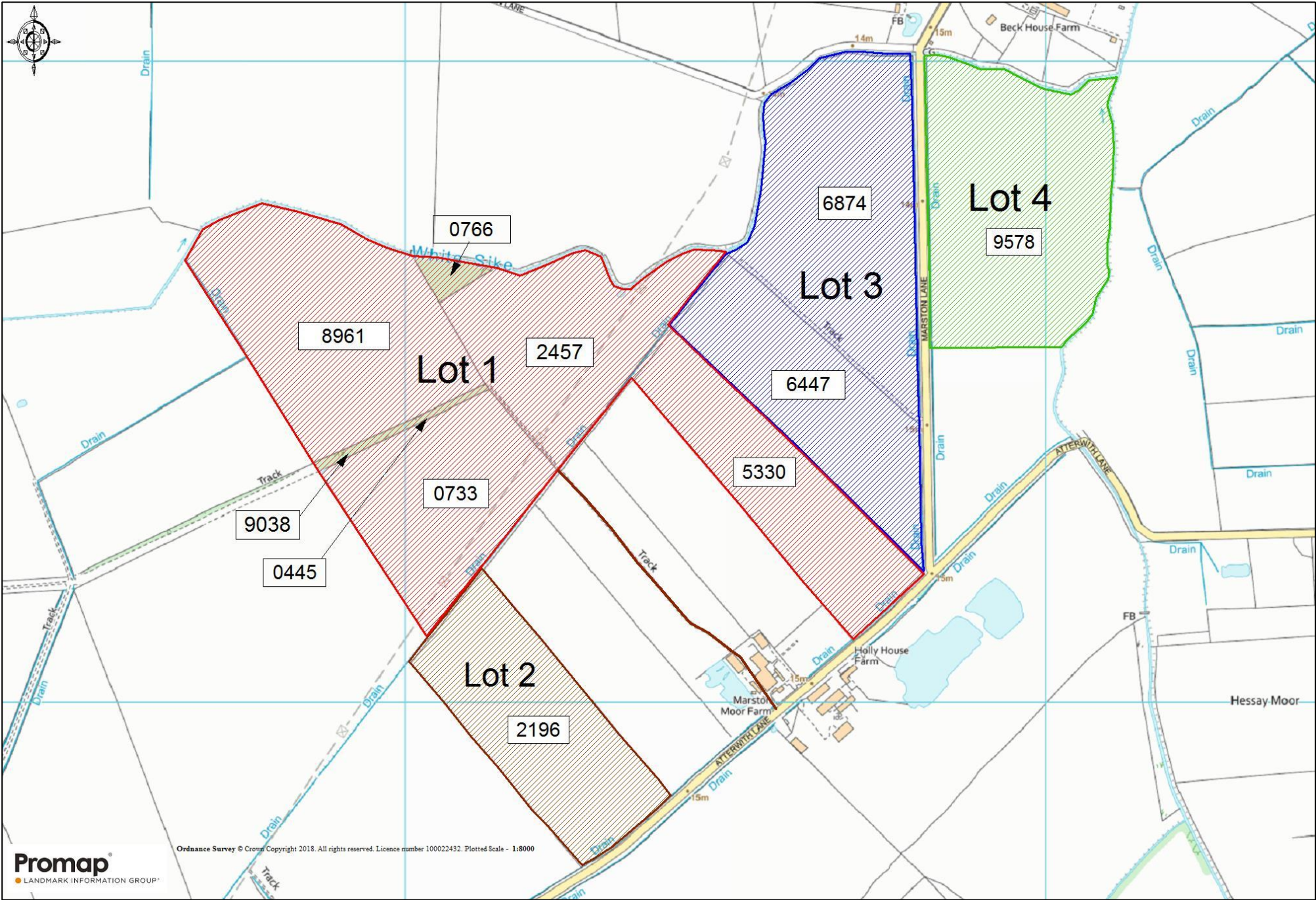
Schedule of Land

LOT 1 82.14 ACRES – Edged red							
Field Number	2019 Crop	2018 Crop	2017 Crop	2016 Crop	Gross Area (Ha)	BPS Eligible Area (Ha)	BPS Claimed Area (Ha)
8961	Spring Barley	Spring Barley	Winter Wheat	Winter Wheat	10.88	10.88	10.88
0445	Woodland	Woodland	Woodland	Woodland	0.18	0.00	0.00
9038	Woodland	Woodland	Woodland	Woodland	0.17	0.00	0.00
0733	Winter Wheat	Winter Wheat	Winter Oats	Set aside	7.16	7.16	7.16
0766	Woodland	Woodland	Woodland	Woodland	0.47	0.00	0.00
2457	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	PP	7.46	7.46
5330 (split)	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	PP	6.87	6.87
LOT 1 TOTAL					33.24 ha (82.14 ac)	32.37 ha (79.99 ac)	32.37 ha (79.99 ac)

LOT 2 19.62 ACRES – Edged brown							
Field Number	2019 Crop	2018 Crop	2017 Crop	2016 Crop	Gross Area (Ha)	BPS Eligible Area (Ha)	BPS Claimed Area (Ha)
2196	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	7.94	7.94	7.94
LOT 2 TOTAL					7.94 ha (19.62 ac)	7.94 ha (19.62 ac)	7.94 ha (19.62 ac)

LOT 3 45.32 ACRES – Edged blue							
Field Number	2019 Crop	2018 Crop	2017 Crop	2016 Crop	Gross Area (Ha)	BPS Eligible Area (Ha)	BPS Claimed Area (Ha)
6874	Part Winter Wheat /Temp Grass	Part Winter Wheat /Temp Grass	Oil Seed Rape	Winter Barley	11.06	11.06	11.06
6447	Winter Oats	Winter Oats	Winter Wheat	Winter Wheat	7.28	7.28	7.28
LOT 3 TOTAL					18.34 ha (45.32 ac)	18.34 ha (45.32 ac)	18.34 ha (45.32 ac)

LOT 4 29.28 ACRES – Edged green							
Field Number	2019 Crop	2018 Crop	2017 Crop	2016 Crop	Gross Area (Ha)	BPS Eligible Area (Ha)	BPS Claimed Area (Ha)
9578	Winter Wheat	Winter Wheat	Winter Wheat	Winter Wheat	11.85	11.85	11.85
LOT 4 TOTAL					11.85 ha (29.28 ac)	11.85 ha (29.28 ac)	11.85 ha (29.28 ac)





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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