



LAND AT KENDAL LANE

Tockwith, North Yorkshire, YO26 7QN



LAND AT KENDAL LANE

TOCKWITH, NORTH YORKSHIRE, YO26 7QN

Tockwith 0.5 miles

Wetherby 6 miles

York 10 miles

A PRODUCTIVE BLOCK OF GRADE 3 ARABLE LAND AMENITY WOODLAND & POND

About 52.28 Acres (21.16 ha)

For sale as a whole or in two lots



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 0191 385 2435

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Description

The land comprises 52.28 acres (21.16 ha) or thereabouts of productive arable land, amenity woodland and a pond which lie close to the village of Tockwith with good access and is available as a whole or in the following two lots.

Lot 1 – 42.72 Acres Arable Land

A single field of productive arable land enclosed by mature hedgerow boundaries on three sides and bordering woodland under Lot 2 on the southern side. The land is classified as Grade 3 and characterised by Landis as a slowly permeable, slightly acidic but base-rich loamy and clayey soil suited to growing mostly cereals and temporary grassland.

The land benefits from road frontage and access to Ness Lane on the western boundary and Kendal Lane on the eastern boundary, both of which lead to Main Street in Tockwith. The land lies flat and is around 15m above sea level.

Lot 2 – 9.56 Acres Amenity Woodland and Pond

A unique opportunity to acquire a large and secluded freshwater pond within surrounding woodland. There is a small band of semi-mature woodland enclosing the pond, and approximately 6.33 acres (2.56 ha) of young woodland planted in 2016 under a Countryside Stewardship Agreement.

Part of the land to the east of the pond, close to Kendal Lane has a unique area of internal ditches which run parallel to the southern boundary and are the remnants of clay extraction. This feature has remained and now creates a distinctive habitat for local wildlife and wildfowl.

The land is enclosed on three sides by mature hedgerow boundaries and a post and wire fence along most of the northern boundary with Lot 1. The land has road frontage to both Ness Lane and Kendal Lane.

Access

Lot 1 can be accessed by vehicle from either Kendal Lane to the east or Ness Lane to the west of Tockwith village. The access points are in the northern corners of the field.

Access to Lot 2 is best available via Kendal Lane through a gate in the south eastern corner. A vehicle access could be created off Ness lane, subject to any consents required.

Method of Sale

The land is offered for sale by private treaty.

All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

Tenure and Possession

The property is to be sold freehold with vacant possession subject to any reservations made herein.

Sporting Rights

In so far as they are owned, the sporting rights for the whole 52.28 acres are included in the sale and wholly included within Lot 2 and are subject to an existing lease which is to expire on the 1 February 2021.

Mineral Rights

In so far as they are owned, the mineral rights will be included in the sale for both Lot1 and Lot 2 separately.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

There are no known wayleaves, easements or rights of way affecting the land.

Services

There are no services.

Boundaries

The Vendors will only sell such interests as they have in the boundary hedges, fences, and ditches.

The Purchaser(s) of Lot 2 will be required to retain a post and wire fence between Lots 1 and 2 and maintain thereafter.

Guide Price

Lot	Description	Guide Price
1	42.72 Acres Arable	£375,000
2	9.56 Acres Amenity Wood/Pond	£50,000
The Whole	52.28 Acres	£425,000

Basic Payment Scheme

The land is registered with the Rural Payments Agency and Lot 1 is to be sold with the benefit of Basic Payment Scheme Entitlements (BPS) at no additional cost. A 2020 BPS claim has been made and the payment will be reserved by the Vendors.

The Purchaser(s) will be obligated to continue to manage the land in compliance with the scheme rules for the remainder of the calendar year and will be required to indemnify the Vendors from any breach or non-compliance.

The Vendors will endeavour to transfer to the Purchaser(s) the Non-SDA entitlements relating to the eligible area. GSC Grays will administer the transfer and charge the Purchaser(s) a fee of £250 plus VAT.

Countryside Stewardship

Lot 2 is partly subject to a Countryside Stewardship Scheme which commenced on the 1 January 2017 and expires on the 31 December 2026. Approximately 6.33 acres (2.56 ha) of woodland was created under the agreement and is subject to a 10-year maintenance option for which an annual income is received. It is expected that the Purchaser(s) will take over an agreement for the relevant woodland subject to Rural Payment Agency approval.



Ingoing Valuation

In addition to the purchase price the Purchaser(s) will take over and pay for all growing crops, cultivations, stocks, and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoiced cost of seeds, fertilisers and sprays applied plus enhancement value.

Land Drainage

The land is included within The Ainsty (2008) Internal Drainage Board management area and subject to annual drainage rates.

Restrictive Covenants

The property is sold subject to and with the benefit of all restrictive covenants, both public and private whether mentioned in these particulars or not.

Local Authority

Harrogate Borough Council, Civic Centre, St Lukes Avenue, Harrogate, HG1 2AE.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Directions

The land can be accessed from Tockwith Main Street, either via Ness Lane at the West end of the village or Kendal Land at the East end. Tockwith lies approximately 6 miles north east of Wetherby and the A1(M) Motorway link. From Wetherby, access the B1224 York Road and travel approximately 4 miles east.

From York, which is approximately 10 miles east access the B1224 from the York Outer Ring Road and travel approximately 8 miles west.

Viewing & Health and Safety

By appointment through the Selling Agents, please take care when viewing the property particularly as the land forms part of a working farm. For your own personal safety, you should remain as vigilant as possible particularly around Lot 2 which has a fluctuating ground level and internal open ditches.

Conditions of Sale Purchase Price

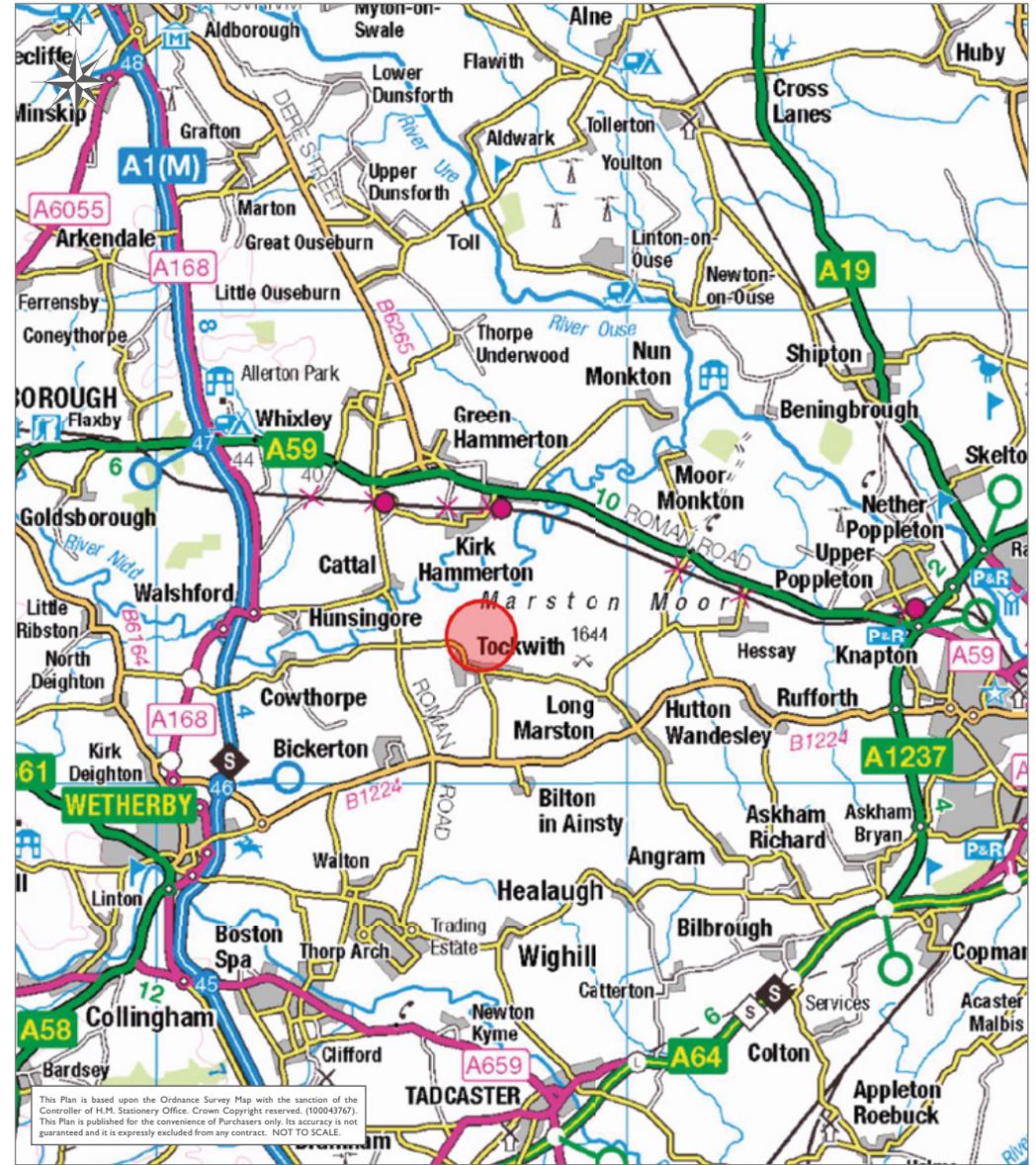
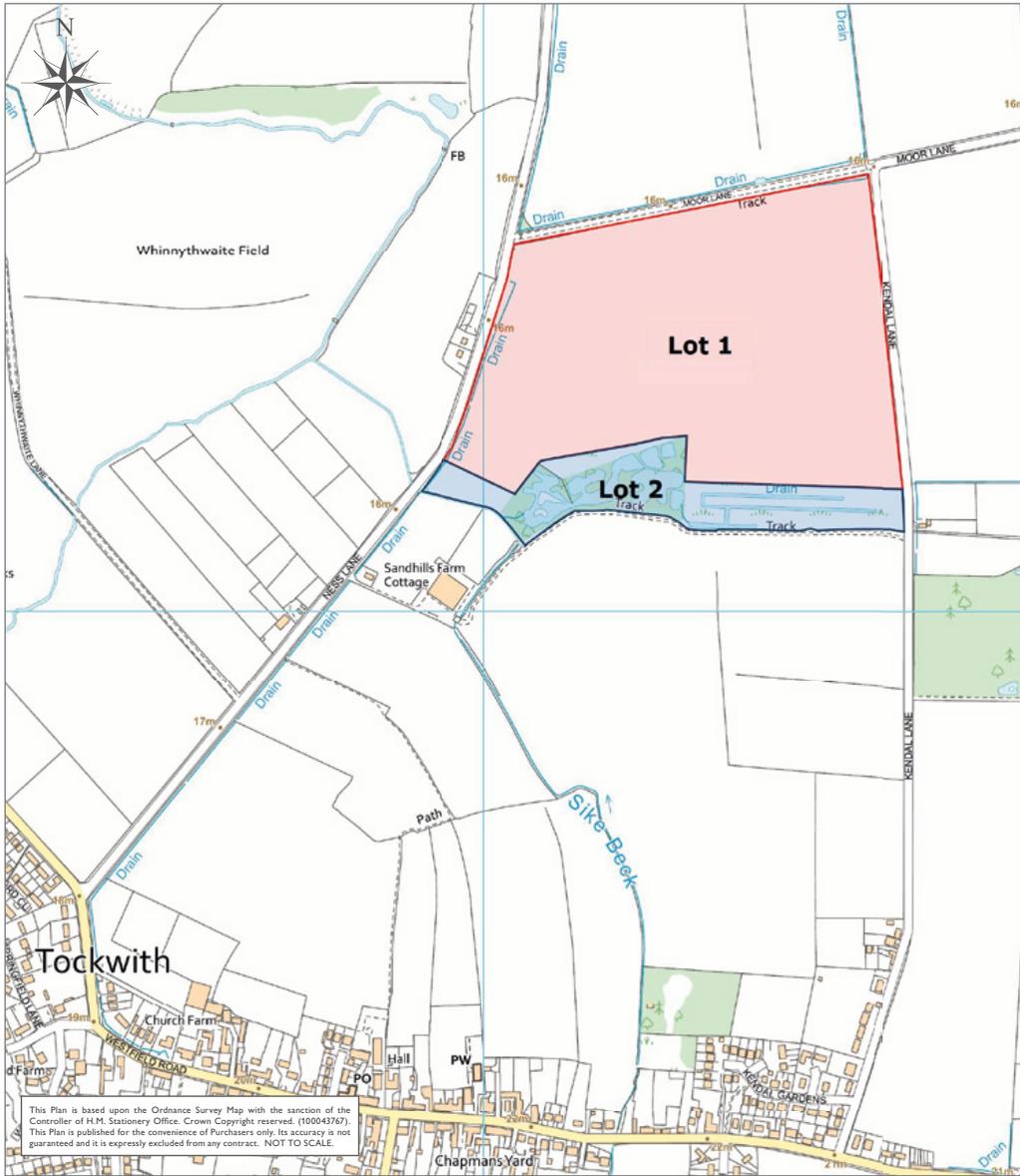
Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

