

12.58 Acres (5.09 Ha) of Productive Arable Land at Marton-le-Moor, York

RobinJessop

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- **12.58 Acres (5.09Ha) of Arable Land**
- **Nearby to a Number of Market Towns**
- **Accessible Location with Roadside Access**
- **Suitable for Growing Cereal Crops and Potatoes**
- **Productive Arable Land**
- **Guide Price: £100,000**

SITUATION

Marton-le-Moor 1 miles, Kirby Hill 1.5 miles, Ripon 4 miles, Harrogate 14 miles, York 21 miles (all distances are approximate).

The land is located to the south of the village of Marton-le-Moor which is well placed for the local market towns of Boroughbridge and Thirsk. The proximity to the A.168 and A.1(M) allows access to a wider regional road network.

The land offers a unique opportunity to acquire a parcel of productive arable land to further expand an existing agricultural holding or to be used for equestrian purposes.

The land is attractively situated in a picturesque rural area.

DESCRIPTION

The land comprises a block of productive arable land which extends to 12.58 acres approx. The land benefits from direct access onto Anthony's Lane which is located just off the B.6265 which links onto the A.681 and in close proximity to the A.1(M) from which you can connect onto a larger road network and access towns such as York, Thirsk, Ripon and Darlington.

The land benefits from roadside frontage and the gateway has been marked by an X on the sales particulars plan.

The land will attract a number of buyers including active farmers, investment buyers and those looking to re-wild.

The boundaries to the land are clearly defined and there are no rights of way across it.

The land is classified as Grade 2 in accordance with the Agricultural Land Classification Map. The land has been well farmed and is in excellent condition. It has been used to grow a range of high yielding crops.

As far as we are aware there are no rights of way over the land.

Previous Cropping History

2026	Winter Wheat
2025	Vining Peas
2024	Winter Wheat
2023	Winter Wheat
2022	Potatoes

GENERAL REMARKS & STIPULATIONS

TENURE

The land is freehold and vacant possession will be available upon completion.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

SERVICES

The land has no mains services.

NITRATE VULNERABLE ZONE

The land is located in an NVZ

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale.

BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

PLAN

The plan is for identification purposes only.

OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the land you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV or Mitchell Corney BSc (Hons) MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

VIEWINGS

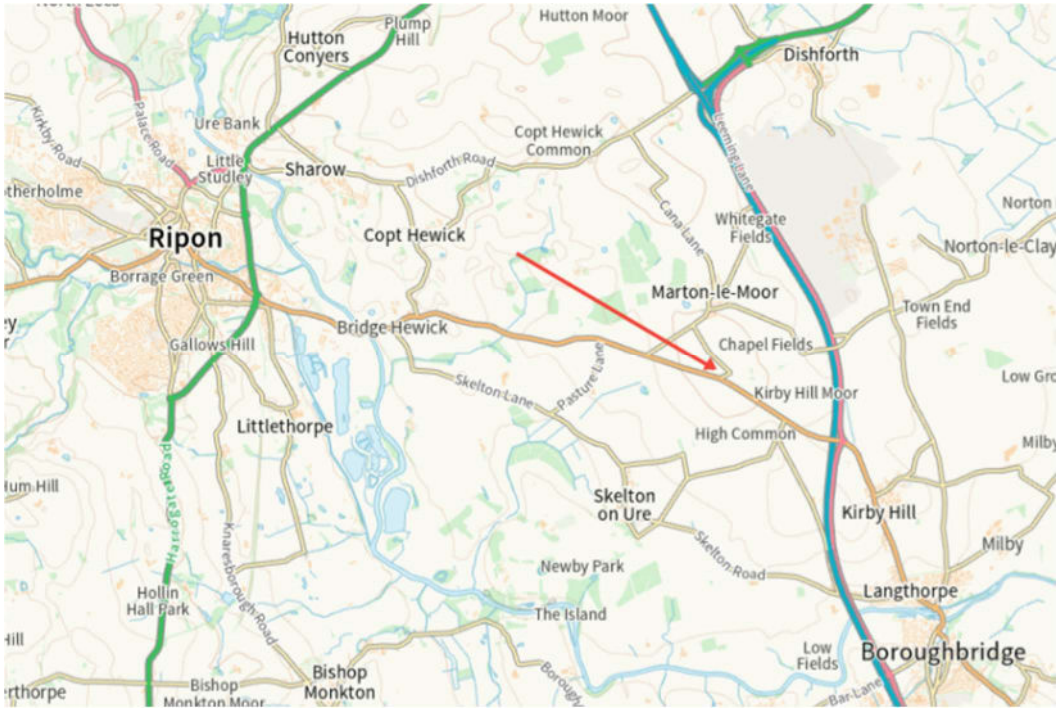
Please make contact with Robin Jessop Ltd on (01677) 425950 to arrange a viewing.
When conducting a viewing, please keep all gates closed.

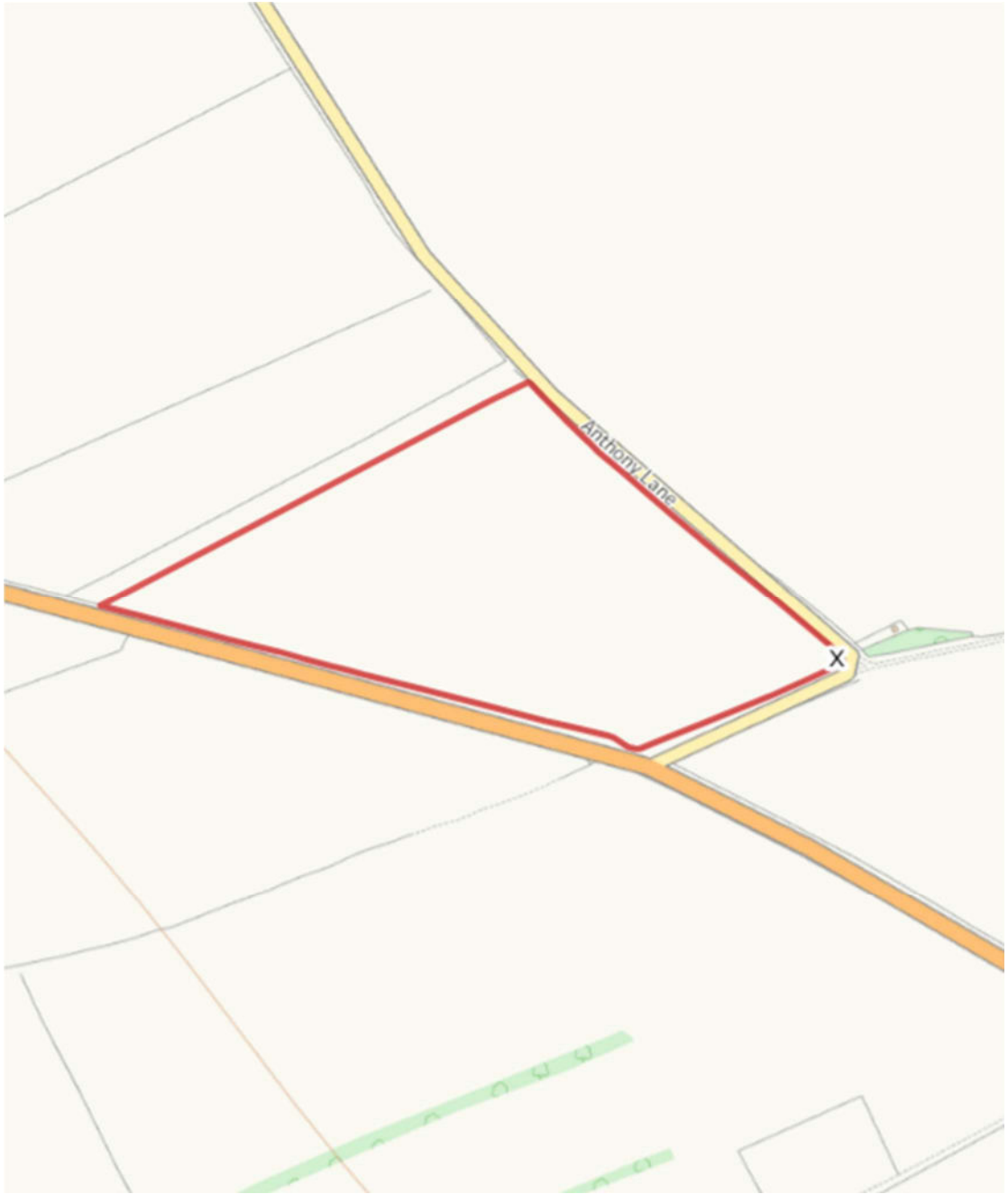
HEALTH & SAFETY

Prospective purchasers are asked to be vigilant due to the hazards of a working farm. Please take care around uneven ground, livestock and machinery.

Acreages

The acreages stated in the advertising material have been Rural Payment Agencies digital maps and are for guidance purposes only. Neither the vendors nor Robin Jessop Ltd accept any liability for any discrepancies in the stated areas, and





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The Property Ombudsman SALES
OFT Approved code
RICS







